



## SPECIAL PORT COMMISSION MEETING

Tuesday, July 25, 2023 at 10:00 AM

City Council Chambers | 202 N. Virginia Street, Port Lavaca TX 77979

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### PUBLIC NOTICE OF MEETING

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**The following item will be addressed at this or any other meeting of the Port Commission upon the request of the chairman, any member(s) of Port Commission and/or the City Attorney:**

*Announcement by the Chairman that Port Commission will retire into closed session for consultation with City Attorney on matters in which the duty of the attorney to the Port Commission under the Texas disciplinary rules of professional conduct of the state bar of Texas clearly conflicts with the open meetings act (title 5, chapter 551, section 551.071(2) of the Texas government code).*

**(All matters listed under the Consent Agenda item are routine by the Port Commission and will be enacted by one motion. There will not be separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.)**

### AGENDA

*Port Commission will consider/discuss the following items and take any action deemed necessary.*

#### MEETING PROCEDURE

*Public notice is hereby given that the Port Commission of the City of Port Lavaca, Texas, will hold a meeting TUESDAY, JULY 25, 2023 beginning at 05:00 p.m., at the regular meeting place in Council Chambers at City Hall, 202 North Virginia Street, Port Lavaca, Texas to consider the following items of business:*

*The meeting will also be available via the video conferencing application "ZOOM".*

*Join Zoom Meeting:*

<https://us02web.zoom.us/j/87028119917?pwd=MHBUSndpVEtrRldPcUNUMi9HalZHdz09>

*Meeting ID: 870 2811 9917*

*Passcode: 169008*

*One Tap Mobile*

*+13462487799,,82182482989#,,, \*912619# US (Houston)*

*Dial by your location*

*+1 346 248 7799 US (Houston)*

**CALL TO ORDER**

**COMMENTS FROM THE PUBLIC** - *(Limited to 3 minutes per individual unless permission to speak longer is received in advance. You may make public comments as you would at a meeting by logging on with your computer and using "Join Zoom Meeting" information on first page of this agenda).*

**CONSENT AGENDA**

1. APPROVAL OF MINUTES
  - a) MINUTES OF JUNE 20, 2023 - REGULAR MEETING
2. RECEIVE HARBOR MASTER'S INSPECTION / MAINTENANCE REPORT

**REPORTS**

3. RECEIVE FINANCIAL REPORTS OF PORT REVENUE FUND
  - a) Tariff Report
  - b) Account Aging Report
  - c) Payment Report
  - d) Revenue and Expenditure Report
  - e) Balance Sheet / Property Tax Distribution
  - f) Profit and Loss Cash Flow Report
4. RECEIVE STATUS REPORTS
  - a) Renovations to Nautical Landings Marina Breakwater - Presenter Jody Weaver
  - b) CDBG-MIT Coastal Resilience Project / Restore Project - Presenter Jody Weaver
  - c) Review the 2023-2024 Proposed Budget and 5-year Capital Plan Improvement Plan for the Port Commission Revenue Fund - Presenter Susan Lang
5. RECEIVE STATUS REPORTS ON SPECIAL PROJECTS
  - a) Status report regarding Voluntary Restoration Project II at the Harbor of Refuge - Presenter Jody Weaver
  - b) CRG Limited Phase II Environmental Site Assessment of the Harbor of Refuge Tracts 16, 17 and 17Ar - Presenter Jody Weaver

6. RECEIVE HARBOR MASTER'S OPERATIONS, PROMOTION/DEVELOPMENT ACTIVITY REPORT
- a) City Harbor
  - b) Nautical Landings Building
  - c) Nautical Landings Marina
  - d) Smith Harbor
  - e) Harbor of Refuge

## ACTION ITEMS

7. DISCUSS PROPERTY VALUES AND AMENDMENTS TO CHAPTER 54 WATERWAYS APPENDIX A - FEES, RATES AND CHARGES FOR FY 2023-2024. PRESENTER - JIM RUDELLAT
8. DISCUSS NEW LEASE AGREEMENT FOR POOR BOYS BAIT STAND AT SMITH HARBOR - PRESENTER JODY WEAVER

## COMMENTS

9. COMMENTS FROM COMMISSIONERS.

## ADJOURNMENT

### CERTIFICATION OF POSTING NOTICE

This is to certify that the above notice of a regular meeting of The Port Commission of The City of Port Lavaca, scheduled for **Tuesday, JULY 25, 2023**, beginning at 10:00 a.m., was posted at city hall, easily accessible to the public, as of **05:00 p.m. Friday, July 21, 2023**.

/s/ Rachel Garza .

**Rachel Garza**, *Administrative Assistant*

## ADA NOTICE

The Port Lavaca City Hall and Council Chambers are wheelchair accessible. Access to the building is available at the primary north entrance facing Mahan Street. Special parking spaces are located in the Mahan Street parking area. In compliance with the Americans with Disabilities Act, the City of Port Lavaca will provide for reasonable accommodations for persons attending meetings. To better serve you, requests should be received 24 hours prior to the meetings. Please contact City Secretary Mandy Grant at (361) 552-9793 Ext. 230 for assistance.

# COMMUNICATION

SUBJECT: APPROVAL OF MINUTES

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## INFORMATION:

a) MINUTES OF JUNE 20, 2023 - REGULAR MEETING



## REGULAR PORT COMMISSION MEETING

Tuesday, June 20, 2023, at 10:00 AM

City Council Chambers | 202 N. Virginia Street, Port Lavaca TX 77979

### MINUTES

STATE OF TEXAS           §  
COUNTY OF CALHOUN   §  
CITY OF PORT LAVACA   §

On this the 20<sup>th</sup> day of June 2023, the Port Commission of the City of Port Lavaca, Texas, convened in regular session at 10:02 a.m. in the regular meeting place in City Council Chambers at City Hall, 202 North Virginia Street, Port Lavaca, Texas, with the following Commissioners in attendance:

#### ROLL CALL:

Alex Davila	Commissioner / Chairman
Raymond Butler	Commissioner / Secretary
Mike McGuire	Commissioner
Sue Traylor *	Commissioner
Larry Nichols	Commissioner
Jaimie O'Neil	Commissioner

And with the following Commissioner absent:

Mike Kovarek	Commissioner
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\* Commissioner Traylor arrived at 10:37 a.m. during Agenda #4(d)

#### CONSENT AGENDA

##### 1. APPROVAL OF MINUTES

##### a) MINUTES OF MAY 16, 2023 - REGULAR MEETING

Motion made by Commissioner McGuire.

NOW THEREFORE, LET IT BE RESOLVED BY THE PORT COMMISSION OF THE CITY OF PORT LAVACA, TEXAS:

THAT, the Regular Minutes of the Port Commission regular meeting held on June 20<sup>th</sup>, 2023, are hereby approved.

Seconded by Commissioner Butler.

Motion passed by the following vote:

Voting Aye: Alex Davila, Raymond Butler, Mike McGuire, Larry Nichols, and Jamie O'Neil.

Voting Nay: None

## 2. RECEIVE HARBOR MASTER'S INSPECTION / MAINTENANCE REPORT

Motion made by Commissioner McGuire.

NOW THEREFORE, LET IT BE RESOLVED BY THE PORT COMMISSION OF THE CITY OF PORT LAVACA, TEXAS:

THAT, the Harbor Master's Inspection Report of the Port Commission regular meeting held on June 20<sup>th</sup>, 2023, are hereby approved.

Seconded by Commissioner Butler.

Motion passed by the following vote:

Voting Aye: Alex Davila, Raymond Butler, Mike McGuire, Larry Nichols, and Jamie O'Neil.

Voting Nay: None

## REPORTS

### 3. RECEIVE FINANCIAL REPORTS OF PORT REVENUE FUND

- a) Tariff Report
- b) Account Aging Report
- c) Payment Report
- d) Revenue and Expenditure Report
- e) Balance Sheet / Property Tax Distribution
- f) Profit and Loss Cash Flow Report

A copy of these reports, in their entirety, can be found in the Port Commission's meeting packet dated June 20, 2023.

Agenda item discussed.

No action was taken.

#### 4. RECEIVE STATUS REPORTS

a) Renovations to Nautical Landings Marina Breakwater - Presenter Jody Weaver

Port Lavaca TX F-321-B-1, F22AF03533: Outstanding

Compliance Boating access grant

- A NEPA CatEX is looking very likely, just needs to tie up loose ends so that the FWS Grant Manager feels comfortable saying there is no adverse impacts from the project.
  - Namely, we need verification from a professional biologist that no manatees are found in the area. We all know that's very unlikely, but since it was in the IPaC report we must clear it. Rather than pay an environmental consultant, you should be able to reach out to a TPWD regional biologist who can provide a letter or statement. Here's a link to the Calhoun County TPWD Biologists:  
[https://tpwd.texas.gov/landwater/land/habitats/oak\\_prairie/regulatory/?county=calhoun](https://tpwd.texas.gov/landwater/land/habitats/oak_prairie/regulatory/?county=calhoun)

THC review package: we need the package sent to THC for NHPA/SHPO review so that FWS can send it for tribal review and clearance. They send the entire package along with the THC clearance letter. FWS doesn't expect there to be any comments. I'm going to make a "Miscellaneous" task line item in RGO for you to input the packet.

b) CDBG-MIT Coastal Resilience Project / Restore Project - Presenter Jody Weaver

No new updates.

c) Discuss property values and evaluations - Presenter Jody Weaver

Agenda item discussed and tabled until the next Regular Port Commission Meeting - July 18, 2023.

d) Review 5-year Capital Plan and solicit input from Port Commission - Presenter Susan Lang

Commissioners were provided a copy of the FY 2023-2024 - Operations Budget and Worksheet packet for reference and input.

The Port Operating Fund is a proprietary fund. It provides operations and maintenance for the ports and harbors. Revenues are generated through rentals of the harbor and dock facilities. The Port Fund encompasses the following activities:

- Rental of dock and harbor facilities
- Maintenance of dock, harbor facilities and channel
- Maintain associated buildings and physical assets.
- Alternative funding options to upgrade the facilities.

**5. RECEIVE STATUS REPORTS ON SPECIAL PROJECTS****a) Status report regarding TCEQ inspection in June 2022 of Tract 17 and 17Ar -  
Presenter Jody Weaver**

By way of written reporting on the resolution of the alleged violations associated with the reference TCEQ inspection of portions of the Harbor of Refuge in June of 2022, as reported last month, the city did receive a Notice of Compliance letter on April 3. No further action is required concerning this investigation.

Our next steps are to follow through with the Voluntary restoration project we have received approval for. The plan is to utilize CDBG-MIT Round 2 funding to construct this approved Voluntary Restoration project. We still do not have a definite timeline or project parameters for this funding, but the best available information at this time suggests that this project should be eligible, and the application will be due at the end of 2023. Note, although we are to be allocated about \$9.1M, we must still apply for the funding to assure compliance with the grant requirements.

If we were to consider doing this using General Fund dollars, the construction cost estimate is around \$300,000 plus engineering and inspection.

I plan to submit a status report to TCEQ in the coming weeks with a more realistic time frame for construction. I believe TCEQ will be alright with a delay in the construction timeframe as long as we keep the shoreline clear of debris.

**b) CRG Limited Phase II Environmental Site Assessment of the Harbor of Refuge  
Tracts 16, 17, and 17Ar - Presenter Jody Weaver**

No updates to report – Reached out to John Hogue, due date is showing June 8, 2023, but has not received any new updates.

**6. RECEIVE HARBOR MASTER'S OPERATIONS, PROMOTION/DEVELOPMENT  
ACTIVITY REPORT****a) City Harbor**

1. Miller Seafood lease received letter May 22, 2023, to exercise second lease option.
2. Track 9 & 9A - Duphil Pipeline has inquired about short term lease.
3. Track 7, 8 & 11 - Received lease proposals for Texas Coastal Fishermen's Cooperative, aka The Federation of Southern Cooperatives and Evelyn's On The Water/Wacky's Place.  
**(1) \*\* Motion Made\*\***
4. AIMS Companies are scheduling a time to CCTV the outfall.

**b) Nautical Landings Building**

1. June 12, 2023 - Barefoot Construction commenced work on the new electric service.



**c) Nautical Landings Marina**

1. Matt Estes boat sank Tuesday, May 9, 2022, have contracted to have it refloated.
2. Abandon boat – discuss disposal
3. Horizon Environmental has been onsite 13 times since last PC meeting.

**d) Smith Harbor**

- 1) Dredge spoils, Barefoot Construction to commence work when it dries up.

**e) Harbor of Refuge**

1. LCI has been hauling fill material & stockpiling.
2. Encore Dredging cleaning and moving equipment to Track 11.
3. Urban Engineering is working on task order #32 for railroad drain culver replacement.  
(2) **\*\*Motion Made\*\***
4. Aerial spraying – no updates.

(1)

**\*\*Reference: a) City Harbor**

- 3) Track 7, 8 & 11 - Received lease proposals for Texas Coastal Fishermen's Cooperative, aka The Federation of Southern Cooperatives and Evelyn's On The Water/Wacky's Place.

Motion made by Commissioner Nichols

NOW THEREFORE, LET IT BE RESOLVED BY THE PORT COMMISSION OF THE CITY OF PORT LAVACA, TEXAS:

THAT, Chairman Davila, makes recommendation to accept a one (1) year lease agreement for "The Federation of Southern Cooperatives".

Seconded by Commissioner Traylor.

Motion passed by the following vote:

Voting Aye: Alex Davila, Mike McGuire, Raymond Butler, Sue Traylor, Larry Nichols, and Jamie O'Neil.

Voting Nay: None

(2)

**Reference: e) Harbor of Refuge**

2. Encore Dredging cleaning and moving equipment to Track 11.

Motion made by Commissioner Butler.

NOW THEREFORE, LET IT BE RESOLVED BY THE PORT COMMISSION OF THE CITY OF PORT LAVACA, TEXAS:

THAT, Chairman Davila, makes recommendation to send a notice to Manson Dredging that the City of Port Lavaca will begin invoicing for the shoreline fleeting space at \$3.30 per linear foot.

Seconded by Commissioner McGuire.

Motion passed by the following vote:

Voting Aye: Alex Davila, Mike McGuire, Raymond Butler, Sue Traylor, Larry Nichols, and Jamie O'Neil.

Voting Nay: None

## COMMENTS

### 9. COMMENTS FROM COMMISSIONERS

Agenda discussed; no action necessary.

## ADJOURNMENT

Commissioner Nichols made a motion to adjourn the meeting.

Commissioner McGuire seconded this motion.

Motion passed by the following vote:

Voting Aye:

Alex Davila, Mike McGuire, Raymond Butler, Sue Traylor, Larry Nichols, and Jamie O'Neil.

Voting Nay: None

The meeting was adjourned at 11:45 a.m.

These minutes were approved on July 18, 2023.

ATTEST:

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Alex Davila, Chairman

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Rachel Garza, Admin. Assistant

# COMMUNICATION

SUBJECT: RECEIVE HARBOR MASTER'S INSPECTION / MAINTENANCE REPORT

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## INFORMATION:

# Port Lavaca Port Commission Monthly Inspection

Month: 18 JULY 2023    Location: City Harbor

## 1. Fueling Area

Condition: Satisfactory    Unsatisfactory    Not Applicable

Comments:

## 2. Decking

Condition: Satisfactory    Unsatisfactory    Not Applicable

Comments:

## 3. Main Frame & Floats

Condition: Satisfactory    Unsatisfactory    Not Applicable

Comments:

## 4. CLEAN UP

Condition: Satisfactory    Unsatisfactory    Not Applicable

Comments: 31 March 2023, Put disposable oil boom out at south end of harbor where the city storm drain spills in harbor, due to oil coming from drain.

## 5. Water Lines, Valves, Etc.

Condition: Satisfactory    Unsatisfactory    Not Applicable

Comments:

## 6. Electrical & Lights

Condition: Satisfactory    Unsatisfactory    Not Applicable

Comments: 10 July 23 Port Lavaca Plumbing replaced bad hot water heater in the Evelyn's Building.

## 7. Pilings, Guides & Rollers

Condition: Satisfactory    Unsatisfactory    Not Applicable

Comments:

**8. Rub Rails & Fenders**

Condition: **Satisfactory**    Unsatisfactory    Not Applicable

Comments:

**9. Cleats & Kevels**

Condition: **Satisfactory**    Unsatisfactory    Not Applicable

Comments:

**10. Gates & Locks**

Condition: **Satisfactory**    Unsatisfactory    Not Applicable

Comments:

**11. Railing**

Condition: **Satisfactory**    Unsatisfactory    Not Applicable

Comments:

**12. Cement Slab**

Condition: **Satisfactory**    Unsatisfactory    Not Applicable

Comments:

**13. Bulkhead**

Condition: **Satisfactory**    Unsatisfactory    Not Applicable

Comments:

**Harbor Master:** \_\_\_\_\_

# Port Lavaca Port Commission

## Monthly Inspection

Month: 18 JULY 2023 Location: Harbor of Refuge

### 1. Road

Condition: Satisfactory Unsatisfactory Not Applicable

Comments:

### 2. Rail spur

Condition: Satisfactory Unsatisfactory Not Applicable

Comments: Matt Glaze working on bid package for the drain pipe replacement under the rail spur.

### 3. Main Frame & Floats

Condition: Satisfactory Unsatisfactory Not Applicable

Comments:

### 4. Environmental

Condition: Satisfactory Unsatisfactory Not Applicable

Comments:

### 5. Water Lines, Valves, Etc.

Condition: Satisfactory Unsatisfactory Not Applicable

Comments:

### 6. Electrical & Lights

Condition: Satisfactory Unsatisfactory Not Applicable

Comments:

### 7. PERMIT

Condition: Satisfactory Unsatisfactory Not Applicable

Comments:

**8. Rub Rails & Fenders**Condition: **Satisfactory** Unsatisfactory Not Applicable

Comments:

**9. Cleats & Keels**Condition: **Satisfactory** Unsatisfactory Not Applicable

Comments:

**10. Gates & Locks**Condition: **Satisfactory** Unsatisfactory Not Applicable

Comments:

**11. Mulch**Condition: **Satisfactory** Unsatisfactory Not Applicable

Comments:

**12. Cement Cap**Condition: **Satisfactory** Unsatisfactory Not Applicable

Comments:

**13. Bulkhead**Condition: **Satisfactory** Unsatisfactory Not Applicable

Comments:

**14. CLEAN UP**Condition: **Satisfactory** Unsatisfactory Not Applicable

Comments:

Harbor Master: \_\_\_\_\_



# Port Lavaca Port Commission

## Monthly Inspection

Month: 18 JULY 2023 Location: NLM / Smith Harbor

### 1. Gangway

Condition: Satisfactory Unsatisfactory Not Applicable

Comments:

### 2. Decking

Condition: Satisfactory Unsatisfactory Not Applicable

Comments:

### 3. Main Frame & Floats

Condition: Satisfactory Unsatisfactory Not Applicable

Comments:

### 4. Dock Boxes

Condition: Satisfactory Unsatisfactory Not Applicable

Comments: Dock A there are six dock boxes with broken hinges and Three boxes missing.

### 5. Water Lines, Valves, Etc.

Condition: Satisfactory Unsatisfactory Not Applicable

Comments:

### 6. Electrical & Lights

Condition: Satisfactory Unsatisfactory Not Applicable

Comments: 23 June 23 called out Hayes Electric to check power on B Dock found one dead leg called AEP they came out and repaired.

### 7. Pilings, Guides & Rollers

Condition: Satisfactory Unsatisfactory Not Applicable

Comments:

**8. Rub Rails & Fenders**

Condition: Satisfactory Unsatisfactory Not Applicable

Comments: Dock A there are two 6' sections of rub rail damaged.

**9. Cleats & Kevels**

Condition: Satisfactory Unsatisfactory Not Applicable

Comments: Dock A 15 broken cleats, Dock B 2 broken cleats.

**10. Gates & Locks**

Condition: Satisfactory Unsatisfactory Not Applicable

Comments:

**11. Dredging**

Condition: Satisfactory Unsatisfactory Not Applicable

Comments:

**12. Cement Cap**

Condition: Satisfactory Unsatisfactory Not Applicable

Comments:

**13. Bulkhead**

Condition: Satisfactory Unsatisfactory Not Applicable

Comments:

Harbor Master: \_\_\_\_\_

# Port Lavaca Port Commission Monthly Building Inspection

Month: 18 JULY 2023 Location: NLB

## 1. Building Maintenance:

Condition: Satisfactory Unsatisfactory Not Applicable

Comments: 16 February 2023 Barefoot Construction commenced

Repairs. Build a new cupola, replaced siding at the north end of building and replaced about 30 % of bad deck boards and stained on the deck.

12 June 2023 commenced work 400 amp electrical panel received for new electrical services.

## 2. Decking:

Condition: Satisfactory Unsatisfactory Not Applicable

Comments:

## 3. Flooring:

Condition: Satisfactory Unsatisfactory Not Applicable

Comments:

## 4. Windows:

Condition: Satisfactory Unsatisfactory Not Applicable

Comments:

## 5. Water Lines, Valves, Etc.

Condition: Satisfactory Unsatisfactory Not Applicable

Comments:

## 6. Electrical & Lights

Condition: Satisfactory Unsatisfactory Not Applicable

Comments:

**7. HVAC**

Condition: **Satisfactory** Unsatisfactory Not Applicable

Comments: 7 June 23 American commercial was called out to replace

Fan motor on 7 ton unit south end of building. 8 July 23 Barefoot Construction was called out for ac unit Dayroom found bad run capacitor replaced.

**8. Roof:**

Condition: **Satisfactory** Unsatisfactory Not Applicable

Comments:

**9. Parking:**

Condition: Satisfactory **Unsatisfactory** Not Applicable

Comments:

**10. Fire Extinguishers:**

Condition: **Satisfactory** Unsatisfactory Not Applicable

Comments:

**11. Hand Railing:**

Condition: **Satisfactory** Unsatisfactory Not Applicable

Comments:

**12. Stairs & Steps**

Condition: **Satisfactory** Unsatisfactory Not Applicable

Comments:

**Harbor Master:** \_\_\_\_\_

# COMMUNICATION

SUBJECT: RECEIVE FINANCIAL REPORTS OF PORT REVENUE FUND

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## INFORMATION:

- a) Tariff Report
- b) Account Aging Report
- c) Payment Report
- d) Revenue and Expenditure Report
- e) Balance Sheet / Property Tax Distribution
- f) Profit and Loss Cash Flow Report

## HELENA CHEMICAL

Date Received	Reference	Description	BARGE	RAIL	REPORTING MONTH	FERTILIZER	TARIFF AMOUNT
						BULK TONS	PAID @ \$0.65 PER TON
11/15/2022	ACH PMT	HELENA CHEMICAL	3624.191	0	10/2022	3,624.191	\$2,355.72
12/2/2022	ACH PMT	HELENA CHEMICAL	11789.2	0	11/2022	11,789.200	\$7,662.98
1/11/2023	ACH PMT	HELENA CHEMICAL	1629.902	0	12/2022	1,629.902	\$1,059.44
1/27/2023	ACH PMT	HELENA CHEMICAL	3046.271	1509.621	01/2023	4,555.892	\$2,961.33
3/2/2023	ACH PMT	HELENA CHEMICAL	22473.47	756.675	02/2023	23,230.145	\$15,099.59
3/28/2023	ACH PMT	HELENA CHEMICAL	2992.468	1864.775	03/2023	4,857.243	\$3,157.21
4/24/2023	ACH PMT	HELENA CHEMICAL	14395.064	739.625	04/2023	15,134.689	\$9,837.55
6/2/2023	ACH PMT	HELENA CHEMICAL	9318.756	0	05/2023	9,318.756	\$6,057.19
6/27/2023	ACH PMT	HELENA CHEMICAL	4722.938	0	06/2023	4,722.938	\$3,069.91
		HELENA CHEMICAL			07/2023	PENDING PMT FOR JULY 2023	
		HELENA CHEMICAL			08/2023		
		HELENA CHEMICAL			09/2023		

FY 2022-2023 - TOTAL	\$51,260.92
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99-1810-00

## MONTHLY RAIL FEE

Date Received	REPORTING MONTH	Reference	Description	RAIL	REPORTING MONTH	PAID
10/27/2022	OCT	ACH	MONTHLY RAIL FEE	\$833.00	10/2022	PAID
11/30/2022	NOV	ACH	MONTHLY RAIL FEE	\$833.00	11/2022	PAID
12/29/2022	DEC	ACH	MONTHLY RAIL FEE	\$833.00	12/2022	PAID
1/4/2023	JAN	ACH	MONTHLY RAIL FEE	\$833.00	01/2023	PAID
1/31/2023	FEB	ACH	MONTHLY RAIL FEE	\$833.00	02/2023	PAID
2/28/2023	MAR	ACH	MONTHLY RAIL FEE	\$833.00	03/2023	PAID
4/4/2023	APR	ACH	MONTHLY RAIL FEE	\$833.00	04/2023	PAID
4/27/2023	MAY	ACH	MONTHLY RAIL FEE	\$833.00	05/2023	PAID
5/30/2023	JUNE	ACH	MONTHLY RAIL FEE	\$833.00	06/2023	PAID
6/27/2023	JULY	ACH	MONTHLY RAIL FEE	\$833.00	07/2023	PAID
			MONTHLY RAIL FEE		08/2023	
			MONTHLY RAIL FEE		09/2023	



## MONTHLY TARIFF REPORT

**DATE:** June 22, 2023

**REPORTING PERIOD:** June 2023  
(MONTH) (YEAR)

COMPANY NAME: HELENA AGRI-ENTERPRISES, LLC

MAILING ADDRESS: PO BOX 419  
(P. O. Box Number or Street)

PORT LAVACA TX 77979  
(City) (State) (Zip Code)

4,722.938      Tons of Fertilizer      Barge      @ 0.65¢ per ton

(Name Product)

(Name Product)

<u>0</u>	<u>Rail</u>	@ 0.65¢ per ton
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Subject to the tariff adopted by the City of Port Lavaca Port Commission are hereby reported by the above-named company during the period covered hereby and payment in the amount of \$ \$3,069.91 is attached hereto representing tariff due in accordance with above rate.

I hereby certify that this report is submitted in compliance with the requirements of the tariff adopted by the City of Port Lavaca Port Commission and the information reported hereby is true, correct and complete.

WITNESS MY HAND this 22 day of June, 2023

Terminal Manager  
(Title)

Trey Franz  
(Printed Name)

(Duly Authorized Signature)

Port Commission's Main Office Phone Number: (361) 552-9793 Ext. 242 [rgarza@portlavaca.org](mailto:rgarza@portlavaca.org) Fax No.: (361) 552-6062  
Port Commission's Main Mailing Address: City of Port Lavaca Port Commission 202 N. Virginia St Port Lavaca, TX 77979



June 2023

<b>BARGES</b>	<b>MATERIAL / REF #</b>	<b>DATE</b>	<b>HELENA / Tons</b>	<b>LIQUID / DRY</b>
LTD 7150	UREA	6/6/2023	1,501.165	DRY
MTC768B	UREA	6/12/2023	1,618.743	DRY
CC1159B	MICROES001	6/15/2023	1,603.030	DRY

[illegible]

<b>Barge</b>
<b>4,722.938</b>
<b>\$3,069.91</b>
<b>Rail</b>
<b>0.000</b>



## DRAFT SURVEY BY DISPLACEMENT

**LTD 7150**

Barge Type : **RAKE**

Depth =	13.000 ft	Length of Box =	172.000 ft
Beam =	35.000 ft	Bilge Radius =	0.500 ft
Spec Grv =	0.9970 ( <b>LIGHT</b> Condition)	Rake Length =	28.000 ft
Spec Grv =	0.9970 ( <b>LOADED</b> Condition)	Rake Height =	12.250 ft

### LIGHT FREEBOARDS

Fwd Port =	11 ft	1.000 in
Fwd Stbd =	11 ft	1.000 in
Mid Port =	11 ft	5.000 in
Mid Stbd =	11 ft	4.750 in
Aft Port =	11 ft	8.000 in
Aft Stbd =	11 ft	8.000 in

### LOADED FREEBOARDS

Fwd Port =	4 ft	2.500 in
Fwd Stbd =	4 ft	2.000 in
Mid Port =	4 ft	1.000 in
Mid Stbd =	4 ft	0.500 in
Aft Port =	4 ft	2.250 in
Aft Stbd =	4 ft	2.000 in

### **Full Load:**

Mean Draft =	8 ft	10.292 in
Volume (Cu. Ft.) =	58,474.696	

### **Light Barge:**

Mean Draft =	1 ft	7.375 in
Volume (Cu. Ft.) =	10,238.853	

### **Cargo Deadweight:**

Pounds =	3,002,330
<b>Short Tons =</b>	<b>1,501.165</b> ✓
Metric Tons =	1,361.836
Long Tons =	1,340.326

AmSpec MTS Inc.



*Tommy L. Prejean*

Tommy L. Prejean, Operations

5/23/2023  
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## DRAFT SURVEY BY DISPLACEMENT

### **MTC 768 B**

Barge Type : **BOX**

Depth =	13.000 ft	Length of Box =	200.000 ft
Beam =	35.000 ft	Bilge Radius =	0.500 ft
Spec Grv =	0.9970 ( <b>LIGHT</b> Condition)		
Spec Grv =	0.9970 ( <b>LOADED</b> Condition)		

#### LIGHT FREEBOARDS

Fwd Port =	11 ft	6.500 in
Fwd Stbd =	11 ft	6.500 in
Mid Port =	11 ft	6.500 in
Mid Stbd =	11 ft	6.000 in
Aft Port =	11 ft	6.500 in
Aft Stbd =	11 ft	6.000 in

#### LOADED FREEBOARDS

Fwd Port =	4 ft	1.000 in
Fwd Stbd =	4 ft	3.000 in
Mid Port =	3 ft	10.500 in
Mid Stbd =	4 ft	2.000 in
Aft Port =	4 ft	0.000 in
Aft Stbd =	4 ft	2.500 in

#### **Full Load:**

Mean Draft =	8 ft	10.833 in
Volume (Cu. Ft.) =	62,296.106	

#### **Light Barge:**

Mean Draft =	1 ft	5.667 in
Volume (Cu. Ft.) =	10,282.218	

#### **Cargo Deadweight:**

Pounds =	3,237,486
<b>Short Tons =</b>	<b>1,618.743</b> ✓
Metric Tons =	1,468.501
Long Tons =	1,445.306

AmSpec MTS Inc.



*Tommy L. Prejean*

Tommy L. Prejean, Operations

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## DRAFT SURVEY BY DISPLACEMENT

### **CC 1159 B**

Barge Type : **BOX**

Depth =	13.000 ft	Length of Box =	200.000 ft
Beam =	35.000 ft	Bilge Radius =	0.500 ft
Spec Grv =	0.9985 ( <b>LIGHT</b> Condition)		
Spec Grv =	0.9980 ( <b>LOADED</b> Condition)		

#### LIGHT FREEBOARDS

Fwd Port =	11 ft	5.750 in
Fwd Stbd =	11 ft	6.250 in
Mid Port =	11 ft	5.250 in
Mid Stbd =	11 ft	6.500 in
Aft Port =	11 ft	5.250 in
Aft Stbd =	11 ft	6.500 in

#### LOADED FREEBOARDS

Fwd Port =	4 ft	4.500 in
Fwd Stbd =	4 ft	4.250 in
Mid Port =	4 ft	1.000 in
Mid Stbd =	4 ft	1.000 in
Aft Port =	4 ft	1.250 in
Aft Stbd =	3 ft	10.500 in

#### **Full Load:**

Mean Draft =	8 ft	10.250 in
Volume (Cu. Ft.) =		61,955.829

#### **Light Barge:**

Mean Draft =	1 ft	6.083 in
Volume (Cu. Ft.) =		10,525.273

#### **Cargo Deadweight:**

Pounds =	3,204,060
<b>Short Tons =</b>	<b>1,602.030</b> ✓
Metric Tons =	1,453.339
Long Tons =	1,430.384

AmSpec MTS Inc.



*Tommy L. Prejean*

Tommy L. Prejean, Operations

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## EQUALIZER / GULF MARK

TARIFF REPORT FY 2022-2023

TARIFF A Item #3.

Date Received	Reference	Description	CRUDE OIL	/	REPORTING MONTH	BARRELS OF CRUDE OIL	PAID @ \$0.10 PER BARREL
11/29/2022	1159283	EQUALIZER, INC.	OIL	/	10/2022	32,424.330	\$3,242.43
1/11/2023	1164810	EQUALIZER, INC.	OIL	/	11/2022	52,978.240	\$5,297.82
1/27/2023	1165940	EQUALIZER, INC.	OIL	/	12/2022	72,185.200	\$7,218.52
2/22/2023	1169217	EQUALIZER, INC.	OIL	/	01/2023	51,425.550	\$5,142.55
3/21/2023	1172029	EQUALIZER, INC.	OIL	/	02/2023	50,414.030	\$5,041.41
4/26/2023	1176422	EQUALIZER, INC.	OIL	/	03/2023	66,110.200	\$6,611.02
5/26/2023	1179992	EQUALIZER, INC.	OIL	/	04/2023	72,043.510	\$7,204.35
6/29/2023	1183886	EQUALIZER, INC.	OIL	/	05/2023	58,158.560	\$5,815.86
		EQUALIZER, INC.	OIL	/	06/2023	PENDING PMT FOR JUNE 2023	
		EQUALIZER, INC.	OIL	/	07/2023		
		EQUALIZER, INC.	OIL	/	08/2023		
		EQUALIZER, INC.	OIL	/	09/2023		

FY 2022-2023 - TOTAL \$45,573.96

## DAILY DOCK RENTAL

Date Received	REPORTING MONTH	Reference	Description	Public Dock	REPORTING MONTH	PAID
11/29/2022	OCTOBER	1159264	MONTHLY DOCK FEE	\$400.00	10/2022	PAID
12/30/2022	NOVEMBER	1162894	MONTHLY DOCK FEE	\$600.00	11/2022	PAID
1/24/2023	DECEMBER	1165848	MONTHLY DOCK FEE	\$800.00	12/2022	PAID
2/22/2023	JANUARY	1169222	MONTHLY DOCK FEE	\$600.00	01/2023	PAID
3/22/2023	FEBRUARY	1172061	MONTHLY DOCK FEE	\$600.00	02/2023	PAID
4/26/2023	MARCH	1176417	MONTHLY DOCK FEE	\$600.00	03/2023	PAID
5/26/2023	APRIL	1179997	MONTHLY DOCK FEE	\$600.00	04/2023	PAID
6/29/2023	MAY	1183887	MONTHLY DOCK FEE	\$600.00	05/2023	PAID
	JUNE		MONTHLY DOCK FEE		06/2023	
	JULY		MONTHLY DOCK FEE		07/2023	
	AUGUST		MONTHLY DOCK FEE		08/2023	
	SEPTEMBER		MONTHLY DOCK FEE		09/2023	



# CITY OF PORT LAVACA PORT COMMISSION

## MONTHLY TARIFF REPORT

**DATE:** 5/31/2023

**REPORTING PERIOD:** MAY 2023  
(MONTH) (YEAR)

**COMPANY NAME:** EQUALIZER INC

**MAILING ADDRESS:** PO BOX 154579  
(P. O. Box Number or Street)

WACO TX 76715  
(City) (State) (Zip Code)

\_\_\_\_\_ Tons of Fertilizer BARGE @ 0.65¢ per ton  
(Name Product)

58,158.56 Barrels of Crude Oil CRUDE OIL @ 0.010¢ per barrel  
(Name Product)

\_\_\_\_\_ Sacks of Oysters \_\_\_\_\_ @ 0.10¢ per sack

Subject to the tariff adopted by the City of Port Lavaca Port Commission are hereby reported by the above-named company during the period covered hereby and payment in the amount of \$ 5,815.86 is attached hereto representing tariff due in accordance with above rate.

I hereby certify that this report is submitted in compliance with the requirements of the tariff adopted by the City of Port Lavaca Port Commission and the information reported hereby is true, correct and complete.

WITNESS MY HAND this 31 day of MAY, 2023.

COMPTROLLER  
(Title)

MARY MILLER  
(Printed Name)

Mary Miller  
(Date Authorized Signature)

Port Commission's Main Office Phone Number: (361) 552-9793 Ext. 242 rgarza@portlavaca.org Fax No.: (361) 552-6062

Port Commission's Main Mailing Address: City of Port Lavaca Port Commission 202 N. Virginia St Port Lavaca, TX 77979

From : Camin Cargo Control  
To : GulfMark Energy Inc.

Item #3.

Attn : Paul Migala / GulfMark Energy Inc. paulm@gulfmarkenergy.com  
Shelly Smith / GulfMark Energy Inc. shellys@gulfmarkenergy.com

**Load RECAP - Original**

Product : CRUDE OIL  
Vessel : FMT - 3060  
Location : Gulfmark -Port Lavaca, TX  
Tank(s) - 2 | 1  
Date : 08-MAY-2023  
File NA° : PVI-12966  
Ref. NA° : VG230501

**QUANTITIES - CRUDE OIL**

**Total Load Quantities - Based on Shore Figures**

TCV, Barrels @ 60 °F 19,852.20  
Free Water 0.00  
GSV

Barrels @ 60 °F 19,852.20  
Gallons @ 60 °F 833,792.40

Long Tons - Air 2,824.277  
Metric Tons - Air 2,869.598  
Short Tons - Air 3,163.190  
Kilograms - Air 2,869,598.0  
Pounds - Air 6,326,380.0

API Gravity @ 60 °F (C) 23.8

**NSV**

Barrels @ 60 °F 19,841.89  
Gallons @ 60 °F 833,363.58

Long Tons - Air 2,822.824  
Metric Tons - Air 2,868.122  
Short Tons - Air 3,161.563  
Kilograms - Air 2,868,122.0  
Pounds - Air 6,323,127.0

S&W % 0.051\*\*  
S&W Vol. 10.21  
S&W Source

\*\* Quality based on individual open and close of shore tank.

**Total Vessel Quantities**

Vessel : FMT - 3060  
TCV, Bbls @ 60 °F 19,958.63  
Free Water 0.00  
GSV

From : Camin Cargo Control  
To : GulfMark Energy Inc.

Attn : Paul Migala / GulfMark Energy Inc.  
Shelly Smith / GulfMark Energy Inc.

paulm@gulfmarkenergy.com  
shellys@gulfmarkenergy.com

**Load RECAP - Original****Product**

: CRUDE OIL

**Vessel  
Location**

: MM - 86

: Gulfmark -Port Lavaca, TX  
Tank(s) - 2 | 1**Date**

: 31-MAY-2023

**File NA°**

: PVI-12979

**Ref. NA°**

: ER230502

**QUANTITIES - CRUDE OIL****Total Load Quantities - Based on Shore Figures**

TCV, Barrels @ 60 °F	20,205.87
Free Water	0.00
GSV	

Barrels @ 60 °F	20,205.87
Gallons @ 60 °F	848,646.54

Long Tons - Air	2,872.740
Metric Tons - Air	2,918.838
Short Tons - Air	3,217.460
Kilograms - Air	2,918,838.0
Pounds - Air	6,434,937.0

API Gravity @ 60 °F (C)	23.9
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**NSV**

Barrels @ 60 °F	20,197.28
Gallons @ 60 °F	848,284.92

Long Tons - Air	2,871.516
Metric Tons - Air	2,917.595
Short Tons - Air	3,216.097
Kilograms - Air	2,917,595.0
Pounds - Air	6,432,195.0

SB&W %	0.043**
SB&W Vol.	8.61
SB&W Source	

\*\* Quality based on individual open and close of shore tank.

**Total Vessel Quantities**

Vessel : MM - 86

TCV, Bbls @ 60 °F	20,399.51
Free Water	0.00
GSV	



From : Camin Cargo Control  
To : GulfMark Energy Inc.

Attn : Paul Migala / GulfMark Energy Inc.  
Shelly Smith / GulfMark Energy Inc.

paulm@gulfmarkenergy.com  
shellys@gulfmarkenergy.com

**Load RECAP - Original****Product**

: CRUDE OIL

**Vessel  
Location**

: MM - 134 &amp; 140

: Gulfmark -Port Lavaca, TX  
Tank(s) - 2 | 1**Date**

: 22-MAY-2023

**File NA°**

: PVI-12970

**Ref. NA°**

: ER230501

Sequence: 1

**QUANTITIES - CRUDE OIL****Total Load Quantities - Based on Shore Figures**

TCV, Barrels @ 60 °F 18,131.96  
Free Water 0.00  
GSV

Barrels @ 60 °F 18,131.96  
Gallons @ 60 °F 761,542.32

Long Tons - Air 2,576.225  
Metric Tons - Air 2,617.565  
Short Tons - Air 2,885.372  
Kilograms - Air 2,617,565.0  
Pounds - Air 5,770,743.0

API Gravity @ 60 °F (C) 24.0

**NSV**

Barrels @ 60 °F 18,119.31  
Gallons @ 60 °F 761,011.02

Long Tons - Air 2,574.427  
Metric Tons - Air 2,615.739  
Short Tons - Air 2,883.359  
Kilograms - Air 2,615,739.0  
Pounds - Air 5,766,717.0

S&W % 0.070\*\*  
S&W Vol. 12.65

**S&W Source**

\*\* Quality based on individual open and close of shore tank.

**Total Vessel Quantities**

Vessel : MM - 140

TCV, Bbls @ 60 °F 18,320.39  
Free Water 0.00

CITY OF PORT LAVACA

PORT COMMISSION  
ACCOUNT AGING REPORT

5/12/2023

Account	Status	Pay Date	Current Balance	30 Day	60 Day	90 Day	120 Day	Balance
99-1415-00	Active	6/9/2023	\$ (4,837.83)					\$ (4,837.83)
99-1733-02	Active	3/7/2023	\$ (178.46)					\$ (178.46)
99-1734-00	Active	7/5/2023						
99-1745-00	Active	9/16/2022						PENDING DECISION
99-1745-01	Active	7/5/2023						
99-1746-00	Active	9/16/2022						PENDING DECISION
99-1746-01	Active	7/5/2023						
99-1783-00	Active	6/8/2023	\$ 1,996.50					\$ 1,996.50
99-1800-01	Active	7/3/2023						
99-1801-01	Active	7/13/2023						
99-1810-00	Active	6/27/2023	\$ (0.82)					\$ (0.82)
99-1883-00	Active	7/5/2023	\$ 438.09					\$ 438.09
99-1893-00	Active	7/3/2023						
99-1909-01	Active	7/13/2023	\$ (635.58)					\$ (635.58)
99-1913-02	Active	7/11/2023						
99-1923-06	Active	6/20/2023	\$ (116.56)					\$ (116.56)
99-1930-01	Active	6/28/2023	\$ (31.42)					\$ (31.42)
99-1931-07	Active	5/4/2023	\$ 90.00					\$ 90.00
99-1932-06	Active	5/4/2023	\$ 90.00					\$ 90.00
99-1933-03	Active	6/26/2023	\$ (93.75)					\$ (93.75)
99-1963-04	Active	7/3/2023						
99-1973-06	Active	7/7/2023						
99-1983-09	Active	7/3/2023						
99-1993-04	Active	7/3/2023						
99-2003-04	Active	7/3/2023	\$ (0.13)					\$ (0.13)
99-2013-09	Active	8/3/2022	\$ 264.60	\$ 264.60	\$ 264.60	\$ 264.60	\$ 1,878.66	\$ 2,937.06
99-2015-14	Active	7/11/2023						
99-2043-07	Active	7/3/2023						
99-2053-10	Active	7/3/2023						
99-2063-10	Active	7/3/2023	\$ 0.10					\$ 0.10
99-2103-07	Active	7/3/2023						
99-2153-04	Active	7/3/2023						
99-2163-03	Active	7/3/2023						
99-2193-07	Active	6/29/2023						
99-2213-04	Active	7/3/2023						
99-2233-07	Active	7/3/2023	\$ 775.60					\$ 775.60
99-2253-07	Active	7/3/2023						
99-2313-14	Active	7/3/2023						
99-2421-07	Active	7/3/2023						
99-2433-04	Active	6/1/2023	\$ 252.30	\$ 846.90				\$ 1,099.20
99-2443-05	Active	7/3/2023						
99-2453-09	Active	6/1/2023	\$ 252.30	\$ 1,099.20				\$ 1,351.50
99-2481-05	Active	7/3/2023						
99-2543-09	Active	7/3/2023						
44			\$ (1,735.06)	\$ 2,210.70	\$ 264.60	\$ 264.60	\$ 1,878.66	\$ 2,883.50

99-2013-09 IN PROCESS OF OBTAINING TITLE

99-2433-04 TURNING OVER TO D.A.'S OFFICE FOR COLLECTION

99-2453-09 TURNING OVER TO D.A.'S OFFICE FOR COLLECTION

VENDOR NAME	ITEM #	G/L ACCOUNT	NAME DESCRIPTION	CHECK #	AMOUNT
01-103058 BAREFOOT, MARK E.	I-001998-3	504 51000562.03	CE- BUILDING : STRUCTURE / ELECTRIC REPAIR	63198	\$10,445.49
VENDOR TOTALS					<b>\$10,445.49</b>
01-101609 COASTAL OFFICE PRODUCT	I-OE-QT-23607-1	504 51000544.50	R & M- FURNITURE : OFFICE CHAIRS	63206	\$1,065.82
VENDOR TOTALS					<b>\$1,065.82</b>
01-104071 ENTERPRISE FM TRUST	I-FBN4749924	504 51000544.55	R & M- VEHICLE : PORT COMMISSION	63213	\$40.83
01-104071 ENTERPRISE FM TRUST	I-FBN4749924	504 51000551.11	VEHICLE LEASE : MAINTENANCE MANAGEMENT	63213	\$1,017.95
VENDOR TOTALS					<b>\$1,058.78</b>
01-102882 FRONTIER SOUTHWEST INC.	I-18830907065/062023	504 51000536.02	TELEPHONE : PHONE CHARGES JUNE 2023	63219	\$135.94
VENDOR TOTALS					<b>\$135.94</b>
01-102645 GEXA ENERGY, LP	I-33574055-4	504 51000536.01	ELECTRICITY : ELECTRICITY SERVICES MAY 2023	63112	\$1,845.37
AC/BAY LIMITED					<b>\$119.83</b>
LIGHT/BAY LIMITED & AC/DAYROOM & HARBOR MASTER					<b>\$74.19</b>
SPIRETECH					<b>\$180.37</b>
AC/EDWARD JONES & SOMETHING MORE					<b>\$0.00</b>
LIGHTS/DAYROOM, HARBOR MASTER					<b>\$0.00</b>
SUB PANEL/EDWARD JONES					<b>\$174.05</b>
PL PLUMBING, G4S, & CONF. ROOM					<b>\$256.09</b>
NL MARINA BUILDING FLOOD LIGHT					<b>\$53.91</b>
NL BOAT SLIPS					<b>\$482.42</b>
HARBOR OF REFUGE					<b>\$0.00</b>
HARBOR OF REFUGE FLOOD LIGHT					<b>\$504.51</b>
CITY HARBOR					<b>\$0.00</b>
VENDOR TOTALS					<b>\$1,845.37</b>

VENDOR NAME	ITEM #	G/L ACCOUNT	NAME	DESCRIPTION	CHECK #	AMOUNT
01-102016 MARVELOUS GARDENS INC.	I-10677	504 51000533.14	CONTRACTED SERVICES : HERBICIDE CONTROL SPRAYING		63231	\$95.00
VENDOR TOTALS						\$95.00
01-100700 MCGREW, TERRI	I-412763	504 51000523.03	CLEANING & JANITORIAL : CLEANING SERVICES		63131	\$600.00
VENDOR TOTALS						\$600.00
01-100335 PORT LAVACA, CITY OF	I-05/2023	504 51000536.03	WATER : WATER / SEWER MAY 2023		63142	\$536.58
VENDOR TOTALS						\$536.58
01-102309 REPUBLIC SERVICES #847	I-0847-001274605	504 51000533.14	CONTRACTED SERVICES : CONTAINER - PORT COMMISSION		63250	\$271.76
VENDOR TOTALS						\$271.76
01-102621 UNIFIRST CORPORATION	I-2680019087	504 51000523.03	CLEANING & JANITORIAL : CLEANING SUPPLIES		63263	\$50.42
01-102621 UNIFIRST CORPORATION	I-2680023585	504 51000523.03	CLEANING & JANITORIAL : CLEANING SUPPLIES		63163	\$69.08
01-102621 UNIFIRST CORPORATION	I-2680024334	504 51000523.03	CLEANING & JANITORIAL : CLEANING SUPPLIES		63163	\$105.36
01-102621 UNIFIRST CORPORATION	I-2680025052	504 51000523.03	CLEANING & JANITORIAL : CLEANING SUPPLIES		63163	\$50.42
VENDOR TOTALS						\$275.28

REPORT GRAND TOTAL:	\$16,330.02
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CITY OF PORT LAVACA  
REVENUE AND EXPENDITURES REPORT (UNAUDITED)  
AS OF: JUNE 30TH, 2023

504-PORT & HARBORS FUND  
FINANCIAL SUMMARY

	ORIGINAL BUDGET	AMENDED BUDGET	BUDGET ADJUSTMENT	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDEGT BALANCE	% OF BUDGET
<u>REVENUE SUMMARY</u>								
USER & SERVICE CHARGES	705,843	705,843	0	62,417.57	524,296.64	0.00	181,546.36	74.28
FINES & FORFEITURES	12,000	12,000	0	0.00	4,589.03	0.00	7,410.97	38.24
OTHER REVENUE	6,666	6,666	0	1,161.41	18,770.88	0.00	( 12,104.88)	281.59
GRANT AND CONTRIBUTION R	1,000,000	1,000,000	0	0.00	0.00	0.00	1,000,000.00	0.00
INTERGOVERNMENTAL REVENUE	<u>13,992</u>	<u>13,992</u>	<u>0</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>13,992.00</u>	<u>0.00</u>
TOTAL REVENUES	1,738,501	1,738,501	0	63,578.98	547,656.55	0.00	1,190,844.45	31.50
<u>EXPENDITURE SUMMARY</u>								
TECHNOLOGY SERVICES	1,500	1,500	0	118.44	965.52	0.00	534.48	64.37
CITY HARBOR	17,000	17,000	0	0.00	8,366.59	0.00	8,633.41	49.22
HARBOR OF REFUGE	125,000	125,000	0	0.00	70,315.46	57,053.57	( 2,369.03)	101.90
SMITH HARBOR	51,000	51,000	0	0.00	4,669.16	1,716.93	44,613.91	12.52
NAUTICAL LANDINGS MARINA	15,000	15,000	0	0.00	5,500.00	0.00	9,500.00	36.67
OPERATIONS	1,856,044	1,856,044	0	35,162.94	375,568.14	25,574.82	1,454,901.04	21.61
NON DEPARTMENTAL	<u>0</u>	<u>0</u>	<u>0</u>	<u>0.00</u>	<u>66.52</u>	<u>0.00</u>	<u>( 66.52)</u>	<u>0.00</u>
TOTAL EXPENDITURES	2,065,544	2,065,544	0	35,281.38	465,451.39	84,345.32	1,515,747.29	26.62
REVENUES OVER/(UNDER) EXPENDITURES	( 327,043)	( 327,043)	0	28,297.60	82,205.16	( 84,345.32)	( 324,902.84)	0.65

CITY OF PORT LAVACA  
REVENUE AND EXPENDITURES REPORT (UNAUDITED)  
AS OF: JUNE 30TH, 2023

504-PORT & HARBORS FUND  
REVENUES

	ORIGINAL BUDGET	AMENDED BUDGET	BUDGET ADJUSTMENT	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDEGT BALANCE	% OF BUDGET
<u>USER &amp; SERVICE CHARGES</u>								
436.01 CITY HARBOR-DOCK LEASE	115,000	115,000	0	3,974.78	53,985.47	0.00	61,014.53	46.94
436.09 HOR - DAILY DOCK RENTA	5,000	5,000	0	6,800.00	47,200.00	0.00	( 42,200.00)	944.00
436.10 HOR - RENTAL	18,043	18,043	0	0.00	4,296.06	0.00	13,746.94	23.81
436.11 HOR - DOCK LEASES	280,000	280,000	0	20,911.01	181,676.16	0.00	98,323.84	64.88
436.12 TARIFFS	110,000	110,000	0	14,942.96	96,834.88	0.00	13,165.12	88.03
436.20 N L DOCK RENT- TRANSIE	500	500	0	0.00	80.00	0.00	420.00	16.00
436.21 N L-DOCK LEASE	80,000	80,000	0	7,450.70	65,029.83	0.00	14,970.17	81.29
436.22 N L -BLDG LEASE	73,600	73,600	0	6,673.12	59,874.24	0.00	13,725.76	81.35
436.23 N L - BLDG RENTAL	4,500	4,500	0	0.00	400.00	0.00	4,100.00	8.89
436.24 SMITH HARBOR RENT	19,200	19,200	0	1,665.00	14,920.00	0.00	4,280.00	77.71
TOTAL USER & SERVICE CHARGES	705,843	705,843	0	62,417.57	524,296.64	0.00	181,546.36	74.28
<u>FINES &amp; FORFEITURES</u>								
442.01 LATE PAYMENT PENALTIES	12,000	12,000	0	0.00	4,589.03	0.00	7,410.97	38.24
TOTAL FINES & FORFEITURES	12,000	12,000	0	0.00	4,589.03	0.00	7,410.97	38.24
<u>OTHER REVENUE</u>								
451.01 INTEREST INCOME	6,066	6,066	0	1,161.41	16,299.48	0.00	( 10,233.48)	268.70
455.01 OTHER FINANCING SOURCE	0	0	0	0.00	0.00	0.00	0.00	0.00
459.10 2018 C. O. PROCEEDS	0	0	0	0.00	0.00	0.00	0.00	0.00
459.11 AUCTION PROCEEDS	0	0	0	0.00	0.00	0.00	0.00	0.00
459.12 TML REIMBURSEMENTS	0	0	0	0.00	2,095.65	0.00	( 2,095.65)	0.00
459.71 WASHER-DRYER INCOME	600	600	0	0.00	375.75	0.00	224.25	62.63
459.90 MISCELLANEOUS	0	0	0	0.00	0.00	0.00	0.00	0.00
459.92 EQUITY BALANCE FORWARD	0	0	0	0.00	0.00	0.00	0.00	0.00
TOTAL OTHER REVENUE	6,666	6,666	0	1,161.41	18,770.88	0.00	( 12,104.88)	281.59
<u>GRANT AND CONTRIBUTION R</u>								
481.00 CAPITAL CONTRIBUTIONS	0	0	0	0.00	0.00	0.00	0.00	0.00
481.01 GENERAL LAND OFFICE RE	0	0	0	0.00	0.00	0.00	0.00	0.00
482.01 CAPITAL CONTRIBUTIONS	0	0	0	0.00	0.00	0.00	0.00	0.00
482.02 GRANT REVENUE	1,000,000	1,000,000	0	0.00	0.00	0.00	1,000,000.00	0.00
TOTAL GRANT AND CONTRIBUTION R	1,000,000	1,000,000	0	0.00	0.00	0.00	1,000,000.00	0.00
<u>INTERGOVERNMENTAL REVENUE</u>								
493.00.1 XFER IN- FUND 001	0	0	0	0.00	0.00	0.00	0.00	0.00
493.88 XFER IN- 206 FARF FUND	13,992	13,992	0	0.00	0.00	0.00	13,992.00	0.00
TOTAL INTERGOVERNMENTAL REVENUE	13,992	13,992	0	0.00	0.00	0.00	13,992.00	0.00
<b>TOTAL REVENUES</b>	<b>1,738,501</b>	<b>1,738,501</b>	<b>0</b>	<b>63,578.98</b>	<b>547,656.55</b>	<b>0.00</b>	<b>1,190,844.45</b>	<b>31.50</b>

CITY OF PORT LAVACA  
REVENUE AND EXPENDITURES REPORT (UNAUDITED)  
AS OF: JUNE 30TH, 2023

504-PORT & HARBORS FUND  
TECHNOLOGY SERVICES  
DEPARTMENTAL EXPENDITURES

	ORIGINAL BUDGET	AMENDED BUDGET	BUDGET ADJUSTMENT	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDEGT BALANCE	% OF BUDGET
<u>SERVICES</u>								
50070536.504 CABLE & INTERNET	<u>1,500</u>	<u>1,500</u>	<u>0</u>	<u>118.44</u>	<u>965.52</u>	<u>0.00</u>	<u>534.48</u>	<u>64.37</u>
TOTAL SERVICES	1,500	1,500	0	118.44	965.52	0.00	534.48	64.37
 TOTAL TECHNOLOGY SERVICES	 <u>1,500</u>	 <u>1,500</u>	 <u>0</u>	 <u>118.44</u>	 <u>965.52</u>	 <u>0.00</u>	 <u>534.48</u>	 <u>64.37</u>

CITY OF PORT LAVACA  
REVENUE AND EXPENDITURES REPORT (UNAUDITED)  
AS OF: JUNE 30TH, 2023

504-PORT & HARBORS FUND  
CITY HARBOR  
DEPARTMENTAL EXPENDITURES

	ORIGINAL BUDGET	AMENDED BUDGET	BUDGET ADJUSTMENT	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDEGT BALANCE	% OF BUDGET
<u>SERVICES</u>								
50800533.20 CONTRACTED SERV-CITY H	15,000	15,000	0	0.00	8,250.00	0.00	6,750.00	55.00
TOTAL SERVICES	15,000	15,000	0	0.00	8,250.00	0.00	6,750.00	55.00
<u>MAINTENANCE</u>								
50800542.21 R & M- INFRAS- CITY HA	1,000	1,000	0	0.00	116.59	0.00	883.41	11.66
50800543.22 R & M- BLDG.- CITY HAR	1,000	1,000	0	0.00	0.00	0.00	1,000.00	0.00
50800543.24 R & M- IMPROV OTB- CIT	0	0	0	0.00	0.00	0.00	0.00	0.00
TOTAL MAINTENANCE	2,000	2,000	0	0.00	116.59	0.00	1,883.41	5.83
 TOTAL CITY HARBOR	 17,000	 17,000	 0	 0.00	 8,366.59	 0.00	 8,633.41	 49.22



CITY OF PORT LAVACA  
REVENUE AND EXPENDITURES REPORT (UNAUDITED)  
AS OF: JUNE 30TH, 2023

504-PORT & HARBORS FUND  
HARBOR OF REFUGE  
DEPARTMENTAL EXPENDITURES

	ORIGINAL BUDGET	AMENDED BUDGET	BUDGET ADJUSTMENT	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDEGT BALANCE	% OF BUDGET
<u>SERVICES</u>								
50820533.20 CONTRACTED SERV-- HOR	25,000	25,000	0	0.00	49,853.83	10,753.57 (	35,607.40)	242.43
TOTAL SERVICES	25,000	25,000	0	0.00	49,853.83	10,753.57 (	35,607.40)	242.43
<u>MAINTENANCE</u>								
50820542.21 R & M- INFRASTRUCTURE	100,000	100,000	0	0.00	20,461.63	46,300.00	33,238.37	66.76
TOTAL MAINTENANCE	100,000	100,000	0	0.00	20,461.63	46,300.00	33,238.37	66.76
 TOTAL HARBOR OF REFUGE	 125,000	 125,000	 0	 0.00	 70,315.46	 57,053.57 (	 2,369.03)	 101.90

CITY OF PORT LAVACA  
REVENUE AND EXPENDITURES REPORT (UNAUDITED)  
AS OF: JUNE 30TH, 2023

504-PORT & HARBORS FUND  
SMITH HARBOR  
DEPARTMENTAL EXPENDITURES

	ORIGINAL BUDGET	AMENDED BUDGET	BUDGET ADJUSTMENT	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDEGT BALANCE	% OF BUDGET
<u>SERVICES</u>								
50840533.20 CONTRACTED SERV- SMITH	50,000	50,000	0	0.00	4,669.16	1,716.93	43,613.91	12.77
TOTAL SERVICES	50,000	50,000	0	0.00	4,669.16	1,716.93	43,613.91	12.77
<u>MAINTENANCE</u>								
50840542.21 R & M- INFRAS- SMITH H	1,000	1,000	0	0.00	0.00	0.00	1,000.00	0.00
TOTAL MAINTENANCE	1,000	1,000	0	0.00	0.00	0.00	1,000.00	0.00
 TOTAL SMITH HARBOR	 51,000	 51,000	 0	 0.00	 4,669.16	 1,716.93	 44,613.91	 12.52

CITY OF PORT LAVACA  
REVENUE AND EXPENDITURES REPORT (UNAUDITED)  
AS OF: JUNE 30TH, 2023

504-PORT & HARBORS FUND  
NAUTICAL LANDINGS MARINA  
DEPARTMENTAL EXPENDITURES

	ORIGINAL BUDGET	AMENDED BUDGET	BUDGET ADJUSTMENT	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDEGT BALANCE	% OF BUDGET
<u>SERVICES</u>								
50860533.20 CONTRACTED SERV- NL MA	10,000	10,000	0	0.00	5,500.00	0.00	4,500.00	55.00
TOTAL SERVICES	10,000	10,000	0	0.00	5,500.00	0.00	4,500.00	55.00
<u>MAINTENANCE</u>								
50860542.03 R & M- BUILDING- NL MA	2,000	2,000	0	0.00	0.00	0.00	2,000.00	0.00
50860542.21 R & M- INFRAS- NL MAR	3,000	3,000	0	0.00	0.00	0.00	3,000.00	0.00
50860542.25 R & M- BUILD (NAUTICAL	0	0	0	0.00	0.00	0.00	0.00	0.00
50860543.26 R & M- INFRAS- NL MARI	0	0	0	0.00	0.00	0.00	0.00	0.00
50860543.27 R & M- IMPROV OTB- NL	0	0	0	0.00	0.00	0.00	0.00	0.00
TOTAL MAINTENANCE	5,000	5,000	0	0.00	0.00	0.00	5,000.00	0.00
TOTAL NAUTICAL LANDINGS MARINA	15,000	15,000	0	0.00	5,500.00	0.00	9,500.00	36.67

CITY OF PORT LAVACA  
REVENUE AND EXPENDITURES REPORT (UNAUDITED)  
AS OF: JUNE 30TH, 2023

504-PORT & HARBORS FUND  
OPERATIONS  
DEPARTMENTAL EXPENDITURES

	ORIGINAL BUDGET	AMENDED BUDGET	BUDGET ADJUSTMENT	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDEGT BALANCE	% OF BUDGET
<u>PERSONNEL SERVICES</u>								
51000511.01 SALARIES & WAGES	75,966	75,966	0	5,847.68	55,522.96	0.00	20,443.04	73.09
51000511.06 SALARIES & WAGES-TEMP	0	0	0	0.00	0.00	0.00	0.00	0.00
51000511.07 SALARIES & WAGES-OVERT	0	0	0	0.00	0.00	0.00	0.00	0.00
51000512.05 EMPLOYER-SOCIAL SECURI	4,515	4,515	0	427.00	4,064.37	0.00	450.63	90.02
51000512.10 EMPLOYER-T.M.R.S.	4,460	4,460	0	342.08	3,293.63	0.00	1,166.37	73.85
51000512.20 GROUP H/D INS PREMIUMS	10,946	10,946	0	953.16	8,578.74	0.00	2,367.26	78.37
51000512.30 WORKER'S COMPENSATION	1,800	1,800	0	0.00	1,684.21	0.00	115.79	93.57
51000512.31 UNEMPLOYMENT INSURANCE	0	0	0	0.00	0.00	0.00	0.00	0.00
51000512.40 SAFETY PAY	500	500	0	0.00	0.00	0.00	500.00	0.00
TOTAL PERSONNEL SERVICES	98,187	98,187	0	7,569.92	73,143.91	0.00	25,043.09	74.49
<u>MATERIALS &amp; SUPPLIES</u>								
51000521.01 OFFICE	1,200	1,200	0	0.60	840.68	0.00	359.32	70.06
51000523.03 CLEANING & JANITORIAL	10,500	10,500	0	875.28	7,365.75	0.00	3,134.25	70.15
51000524.19 COVID-19 EXPENDITURES	0	0	0	0.00	0.00	0.00	0.00	0.00
51000525.01 FUEL	5,000	5,000	0	0.00	145.50	0.00	4,854.50	2.91
51000526.01 GENERAL SAFETY & TOOLS	300	300	0	0.00	148.09	0.00	151.91	49.36
51000528.03 NON-CAPITALIZED ASSETS	0	0	0	0.00	393.97	0.00	( 393.97)	0.00
51000529.11 LIGHTING & DECORATION	2,000	2,000	0	0.00	0.00	0.00	2,000.00	0.00
TOTAL MATERIALS & SUPPLIES	19,000	19,000	0	875.88	8,893.99	0.00	10,106.01	46.81
<u>SERVICES</u>								
51000531.01 TRAVEL & TRAINING	500	500	0	0.00	568.76	0.00	( 68.76)	113.75
51000531.04 DUES, SUBSCR., & PUBLI	5,700	5,700	0	0.00	199.95	0.00	5,500.05	3.51
51000532.01 AUDIT FEES	3,500	3,500	0	0.00	5,100.00	0.00	( 1,600.00)	145.71
51000532.06 HEALTH & FITNESS	0	0	0	0.00	0.00	0.00	0.00	0.00
51000532.07 LEGAL- REGULAR	15,000	15,000	0	0.00	810.00	0.00	14,190.00	5.40
51000533.14 CONTRACTED SERVICES	24,000	24,000	0	366.76	14,159.09	0.00	9,840.91	59.00
51000535.01 GENERAL LIABILITY INSU	2,819	2,819	0	0.00	3,547.76	0.00	( 728.76)	125.85
51000535.10 WINDSTORM INS	21,681	21,681	0	5,835.65	5,835.65	0.00	15,845.35	26.92
51000535.11 FLOOD INS	1,700	1,700	0	0.00	1,792.00	0.00	( 92.00)	105.41
51000536.01 ELECTRICITY	26,955	26,955	0	1,845.37	17,457.40	0.00	9,497.60	64.76
51000536.02 TELEPHONE	2,000	2,000	0	135.94	1,518.65	0.00	481.35	75.93
51000536.03 WATER	3,300	3,300	0	536.58	2,739.20	0.00	560.80	83.01
51000536.07 CABLE & INTERNET	0	0	0	0.00	0.00	0.00	0.00	0.00
TOTAL SERVICES	107,155	107,155	0	8,720.30	53,728.46	0.00	53,426.54	50.14
<u>MAINTENANCE</u>								
51000541.02 LANDSCAPING	15,000	15,000	0	0.00	0.00	0.00	15,000.00	0.00
51000542.03 R & M- BUILDING	0	0	0	0.00	138.99	0.00	( 138.99)	0.00
51000542.21 R & M- INFRAST. (HARBO	0	0	0	0.00	0.00	0.00	0.00	0.00
51000542.25 R & M- BUILD (NAUTICAL	11,000	11,000	0	0.00	2,837.54	0.00	8,162.46	25.80
51000543.04 R & M IMPROVEMENT OTB	2,500	2,500	0	0.00	0.00	0.00	2,500.00	0.00
51000543.06 R & M- IMPROVEMENTS (	0	0	0	0.00	0.00	0.00	0.00	0.00
51000543.22 R & M- BUILD (CITY HAR	0	0	0	0.00	28.96	0.00	( 28.96)	0.00
51000544.50 R & M- FURNITURE & EQU	6,000	6,000	0	1,065.82	1,065.82	0.00	4,934.18	17.76
51000544.55 R & M- VEHICLES & TRAI	500	500	0	40.83	389.94	0.00	110.06	77.99

CITY OF PORT LAVACA  
REVENUE AND EXPENDITURES REPORT (UNAUDITED)  
AS OF: JUNE 30TH, 2023

504-PORT & HARBORS FUND  
OPERATIONS  
DEPARTMENTAL EXPENDITURES

		ORIGINAL BUDGET	AMENDED BUDGET	BUDGET ADJUSTMENT	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDEGT BALANCE	% OF BUDGET
51000544.65	R & M- MACHINERY & EQU	200	200	0	0.00	0.00	0.00	200.00	0.00
51000544.75	DREDGING	0	0	0	0.00	0.00	0.00	0.00	0.00
	TOTAL MAINTENANCE	35,200	35,200	0	1,106.65	4,461.25	0.00	30,738.75	12.67
<b>SUNDRY</b>									
51000551.11	VEHICLE LEASES	13,992	13,992	0	1,017.95	5,838.44	0.00	8,153.56	41.73
51000552.02	PRI & INT EXPENSE	0	0	0	0.00	0.00	0.00	0.00	0.00
51000552.03	BOND ISSUANCE COST- AM	0	0	0	0.00	0.00	0.00	0.00	0.00
51000552.15	DEBT SERVICE- PRINCIP	0	0	0	0.00	0.00	0.00	0.00	0.00
51000552.25	DEBT SERVICE- INTEREST	0	0	0	0.00	0.00	0.00	0.00	0.00
51000553.01	XFER OUT- FD 001- ADMI	65,121	65,121	0	5,426.75	48,840.75	0.00	16,280.25	75.00
51000553.02	XFER OUT- FD 310- '08	124,813	124,813	0	0.00	24,919.48	0.00	99,893.52	19.97
51000553.05	XFER OUT- FD 322 - 201	130,576	130,576	0	0.00	105,946.68	0.00	24,629.32	81.14
51000553.60	XFER OUT- FD 165 HAZAR	0	0	0	0.00	0.00	0.00	0.00	0.00
51000553.65	XFER OUT- FD 210 EDA G	0	0	0	0.00	0.00	0.00	0.00	0.00
51000553.80	XFER OUT- FD 220	0	0	0	0.00	0.00	0.00	0.00	0.00
51000554.81	DEPRECIATION EXPENSE	0	0	0	0.00	0.00	0.00	0.00	0.00
51000554.84	BAD DEBT EXPENSE	0	0	0	0.00	0.00	0.00	0.00	0.00
	TOTAL SUNDRY	334,502	334,502	0	6,444.70	185,545.35	0.00	148,956.65	55.47
<b>CAPITAL EXPENDITURES</b>									
51000561.02	CE- LAND & IMPROVEMENT	0	0	0	0.00	1,590.00	0.00	( 1,590.00)	0.00
51000562.03	CE- BUILDING & IMPROV	95,000	95,000	0	10,445.49	48,205.18	25,574.82	21,220.00	77.66
51000563.05	CE- INFRASTRUCTURE	1,167,000	1,167,000	0	0.00	0.00	0.00	1,167,000.00	0.00
	TOTAL CAPITAL EXPENDITURES	1,262,000	1,262,000	0	10,445.49	49,795.18	25,574.82	1,186,630.00	5.97
<b>TOTAL OPERATIONS</b>									
		<u>1,856,044</u>	<u>1,856,044</u>	<u>0</u>	<u>35,162.94</u>	<u>375,568.14</u>	<u>25,574.82</u>	<u>1,454,901.04</u>	<u>21.61</u>

CITY OF PORT LAVACA  
REVENUE AND EXPENDITURES REPORT (UNAUDITED)  
AS OF: JUNE 30TH, 2023

504-PORT & HARBORS FUND  
NON DEPARTMENTAL  
DEPARTMENTAL EXPENDITURES

	ORIGINAL BUDGET	AMENDED BUDGET	BUDGET ADJUSTMENT	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDEGT BALANCE	% OF BUDGET
<b>PERSONNEL SERVICES</b>								
59800512.03 GROUP H/D INS CLAIMS	0	0	0	0.00	0.00	0.00	0.00	0.00
59800512.05 EMPLOYER- SOCIAL SECUR	0	0	0	0.00	36.98	0.00 (	36.98)	0.00
59800512.10 EMPLOYER- TMRS	0	0	0	0.00	29.54	0.00 (	29.54)	0.00
59800512.40 SAFETY PAY	0	0	0	0.00	0.00	0.00	0.00	0.00
TOTAL PERSONNEL SERVICES	0	0	0	0.00	66.52	0.00 (	66.52)	0.00
<b>SUNDRY</b>								
59800551.203 GROUP H/D INS CLAIMS	0	0	0	0.00	0.00	0.00	0.00	0.00
TOTAL SUNDRY	0	0	0	0.00	0.00	0.00	0.00	0.00
<b>TOTAL NON DEPARTMENTAL</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0.00</b>	<b>66.52</b>	<b>0.00 (</b>	<b>66.52)</b>	<b>0.00</b>
<b>TOTAL EXPENDITURES</b>	<b>2,065,544</b>	<b>2,065,544</b>	<b>0</b>	<b>35,281.38</b>	<b>465,451.39</b>	<b>84,345.32</b>	<b>1,515,747.29</b>	<b>0.00</b>
<b>REVENUES OVER/(UNDER) EXPENDITURES</b>	<b>( 327,043)</b>	<b>( 327,043)</b>	<b>0</b>	<b>28,297.60</b>	<b>82,205.16 (</b>	<b>84,345.32)</b>	<b>( 324,902.84)</b>	<b>0.65</b>

\*\*\* END OF REPORT \*\*\*

BALANCE SHEET - UNAUDITED  
AS OF: JUNE 30TH, 2023

## 504-PORT &amp; HARBORS FUND

ACCOUNT#	TITLE
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## ASSETS

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111.21	CLAIM ON CONS CASH	354,088.14
112.11.6001	INVESTMENTS-LOGIC	270,037.08
113.22	ALLOWANCE FOR UNCOLLECT(	14,575.43)
113.24	UNAPPLIED CREDITS (	4,375.02)
113.27	PTC ACCTS RECEIVABLE (UB	65,700.05
113.27.1004	ACCTS REC-HARBOR OF REFU	1,160,520.00
116.01.0001	PREPAID INSURANCE	30,333.94
151.01.1000	LAND	1,919,338.57
152.01.1000	BUILDINGS	1,313,990.38
152.02.2000	ACCUM DEPRECIATION-BUIL(	820,911.24)
153.01.1000	IMPROVEMENTS OTHER THAN	2,050,980.24
153.02.2000	ACCUM DEPR-IMPR OTHER T(	1,665,930.54)
154.01.1000	MACHINERY & EQUIPMENT	43,140.00
154.02.2000	ACCUM DEPR-MACHINERY & (	28,264.48)
155.01.1000	CONSTRUCTION IN PROGRESS	57,151.00
156.01.1000	INFRASTRUCTURE	7,996,420.23
156.02.2000	ACCUM DEPREC.- INFRASTR(	2,663,670.65)

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10,063,972.27

TOTAL ASSETS

10,063,972.27  
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## LIABILITIES

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207.21	CUSTOMER DEPOSIT (	50.00)
211.99	YMCA (	4.35)
212.30	ACCRUED VACATION	5,055.84
213.01	BOND PREMIUM (SERIES '18	82,933.89
215.90.1004	DEFERRED REV-HARBOR OF R	1,160,520.00
216.20.3006	BONDS PAYABLE-CURRENT	180,000.00
221.20	BONDS PAYABLE NON-CURREN	1,745,000.00

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3,173,455.38

TOTAL LIABILITIES

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3,173,455.38

## FUND EQUITY/BALANCE

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320.07	ENCUMBRANCES (	247,642.05)
320.08	RESERVE FOR ENCUMBRANCES	247,642.05
320.09	PRIOR YEAR ENCUMBRANCE	156,670.66

354,088.14 +  
270,037.08 +

002

624,125.22 \*

O.C

BALANCE SHEET - UNAUDITED

AS OF: JUNE 30TH, 2023

504-PORT & HARBORS FUND

ACCOUNT#	TITLE	
320.10	PRIOR YEAR RESERV/ENC (	156,670.66)
320.60	FUND BALANCE COMMITTED	90,552.00
320.65	NET INVEST. IN CAPITAL A	3,393,536.00
320.98	FUND BALANCE UNRESV	3,324,223.73
TOTAL FUND EQUITY/BALANCE		6,808,311.73
TOTAL REVENUES		547,656.55
TOTAL EXPENSES		465,451.39
EXCESS REVENUES OVER EXPENDITURES		82,205.16
TOTAL LIABILITIES & FUND EQUITY/BALANCE		10,063,972.27



BALANCE SHEET - UNAUDITED  
AS OF: JUNE 30TH, 2023

Item #3.

## 210-PORT COMMISSION PROJECTS

ACCOUNT# TITLE

## ASSETS

=====

104.02.0004	DUE FROM OTHER GOVERNMENT	120,000.00
111.21	CLAIM ON CONS CASH (	42,700.00)
113.29.1000	ACCOUNTS RECEIVABLE- MIS	2,500.00
155.01.1000	CONSTRUCTION IN PROGRESS	40,200.00

---

120,000.00

TOTAL ASSETS

---

120,000.00  
=====

## LIABILITIES

=====

---

0.00

TOTAL LIABILITIES

---

0.00

## FUND EQUITY/BALANCE

=====

320.07	ENCUMBRANCES	( 1,124,330.36)
320.08	RESERVE FOR ENCUMBRANCES	1,124,330.36

---

TOTAL FUND EQUITY/BALANCE 0.00

TOTAL REVENUES	120,000.00
TOTAL EXPENSES	0.00

---

EXCESS REVENUES OVER EXPENDITURES 120,000.00

TOTAL LIABILITIES &amp; FUND EQUITY/BALANCE

---

120,000.00  
=====

BALANCE SHEET - UNAUDITED  
AS OF: JUNE 30TH, 2023

310-08 PC DEBT SERVICE

ACCOUNT# TITLE

## ASSETS

0.00

TOTAL ASSETS

0.00

## LIABILITIES

212.60 ACCRUED BOND INTEREST 3,824.00

3,824.00

TOTAL LIABILITIES

3,824.00

## FUND EQUITY/BALANCE

320.01 FUND BAL-RSRV'D/DEBT SER 24,244.46  
320.10 PRIOR YEAR RESERV/ENC ( 1,320.75)  
320.98 FUND BALANCE UNRESV 60,201.63

TOTAL FUND EQUITY/BALANCE 83,125.34

TOTAL REVENUES 26,314.41  
TOTAL EXPENSES 113,263.75

EXCESS REVENUES OVER EXPENDITURES ( 86,949.34)

TOTAL LIABILITIES &amp; FUND EQUITY/BALANCE

0.00

## BALANCE SHEET - UNAUDITED

AS OF: JUNE 30TH, 2023

Item #3.

322-SERIES 2018 DEBT SERVICE

ACCOUNT# TITLE

ASSETS  
=====

---

0.00  

---

TOTAL ASSETS

0.00  
=====LIABILITIES  
=====212.60 ACCRUED INTEREST PAYABLE 7,068.00  

---

7,068.00  

---

TOTAL LIABILITIES

7,068.00  

---

FUND EQUITY/BALANCE  
=====320.98 FUND BALANCE ( 6,803.14)  

---

TOTAL FUND EQUITY/BALANCE ( 6,803.14)  

---

TOTAL REVENUES 105,947.64  
TOTAL EXPENSES 106,212.50  

---

EXCESS REVENUES OVER EXPENDITURES ( 264.86)  

---

TOTAL LIABILITIES &amp; FUND EQUITY/BALANCE

0.00  
=====

# Port Commission Snapshot

	April	May	June	FYTD
<b>City Harbor</b>				
Revenue	\$ 3,920.99	\$ 3,920.99	\$ 3,974.78	\$ 53,985.47
Expenses	\$ 1,958.74	\$ 1,900.57	\$ 1,788.36	\$ 26,212.16
<b>Gain / (Loss)</b>	<b><u>\$ 1,962.25</u></b>	<b><u>\$ 2,020.42</u></b>	<b><u>\$ 2,186.42</u></b>	<b><u>\$ 27,773.31</u></b>
<b>Harbor of Refuge</b>				
Revenue	\$ 41,189.40	\$ 34,715.36	\$ 42,653.97	\$ 334,596.13
Expenses	\$ 10,690.86	\$ 28,862.43	\$ 8,910.93	\$ 158,022.37
<b>Gain / (Loss)</b>	<b><u>\$ 30,498.54</u></b>	<b><u>\$ 5,852.93</u></b>	<b><u>\$ 33,743.04</u></b>	<b><u>\$ 176,573.76</u></b>
<b>Nautical Landings</b>				
Revenue	\$ 13,925.12	\$ 13,222.12	\$ 14,123.82	\$ 127,855.47
Expenses	\$ 8,575.11	\$ 9,165.04	\$ 13,724.42	\$ 91,779.95
<b>Gain / (Loss)</b>	<b><u>\$ 5,350.01</u></b>	<b><u>\$ 4,057.08</u></b>	<b><u>\$ 399.40</u></b>	<b><u>\$ 36,075.52</u></b>
<b>Smith Harbor</b>				
Revenue	\$ 1,665.00	\$ 1,665.00	\$ 1,665.00	\$ 14,920.00
Expenses	\$ 424.58	\$ 438.05	\$ 412.18	\$ 8,775.57
<b>Gain / (Loss)</b>	<b><u>\$ 1,240.42</u></b>	<b><u>\$ 1,226.95</u></b>	<b><u>\$ 1,252.82</u></b>	<b><u>\$ 6,144.43</u></b>
<b>Total Gain / (Loss)</b>	<b><u><u>\$ 39,051.22</u></u></b>	<b><u><u>\$ 13,157.38</u></u></b>	<b><u><u>\$ 37,581.68</u></u></b>	<b><u><u>\$ 246,567.02</u></u></b>

\* This report does not conform to GAAP and is unaudited.

# Cash Profit and Loss Statement

	April	May	June	FYTD
<b>City Harbor</b>				
Dock Lease	\$ 3,920.99	\$ 3,920.99	\$ 3,974.78	\$ 53,985.47
Oyster Tarrifs	\$ -	\$ -	\$ -	\$ -
Late Payment Penalties	\$ -	\$ -	\$ -	\$ -
<b>Total City Harbor</b>	<b>\$ 3,920.99</b>	<b>\$ 3,920.99</b>	<b>\$ 3,974.78</b>	<b>\$ 53,985.47</b>
<b>Harbor of Refuge</b>				
Tarrifs				
Oil	\$ 6,611.02	\$ 7,204.35	\$ 5,815.86	\$ 45,495.43
Fertilizer	\$ 9,837.55	\$ -	\$ 9,127.10	\$ 51,260.92
Oyster	\$ -	\$ -	\$ -	\$ 78.53
Rentals				\$ -
Daily Dock Rental	\$ 3,800.00	\$ 6,600.00	\$ 6,800.00	\$ 47,200.00
Dock Rentals	\$ -	\$ -	\$ -	\$ 4,296.06
Dock Leases	\$ 20,911.01	\$ 20,911.01	\$ 20,911.01	\$ 181,676.16
Late Payment Penalties	\$ 29.82	\$ -	\$ -	\$ 4,589.03
<b>Total Harbor of Refuge</b>	<b>\$ 41,189.40</b>	<b>\$ 34,715.36</b>	<b>\$ 42,653.97</b>	<b>\$ 334,596.13</b>
<b>Nautical Landings</b>				
Dock Rent	\$ -	\$ -	\$ -	\$ 80.00
Dock Lease	\$ 7,142.00	\$ 6,449.00	\$ 7,450.70	\$ 65,029.83
Building Lease	\$ 6,676.62	\$ 6,673.12	\$ 6,673.12	\$ 59,874.24
Building Rentals	\$ -	\$ 100.00	\$ -	\$ 400.00
Washer-Dryer	\$ 106.50	\$ -	\$ -	\$ 375.75
Miscellaneous	\$ -	\$ -	\$ -	\$ 2,095.65
Late Payment Penalties				\$ -
Auction Proceeds	\$ -	\$ -	\$ -	\$ -
<b>Total Nautical Landings</b>	<b>\$ 13,925.12</b>	<b>\$ 13,222.12</b>	<b>\$ 14,123.82</b>	<b>\$ 127,855.47</b>
<b>Smith Harbor</b>				
Rent	\$ 1,665.00	\$ 1,665.00	\$ 1,665.00	\$ 14,920.00
Late Payment Penalties				\$ -
<b>Total Smith Harbor</b>	<b>\$ 1,665.00</b>	<b>\$ 1,665.00</b>	<b>\$ 1,665.00</b>	<b>\$ 14,920.00</b>
<b>Interest Income</b>	<b>\$ 1,539.22</b>	<b>\$ 1,179.21</b>	<b>\$ 1,161.41</b>	<b>\$ 16,299.48</b>
<b>Total Income</b>	<b>\$ 62,239.73</b>	<b>\$ 54,702.68</b>	<b>\$ 63,578.98</b>	<b>\$ 547,656.55</b>

\* This report does not conform to GAAP and is unaudited.

# Cash Profit and Loss Statement

	April	May	June	FYTD
<b>City Harbor</b>				
Overhead Allocation	\$ 1,842.15	\$ 1,900.57	\$ 1,788.36	\$ 17,816.61
R&M Infrastructure	\$ 116.59	\$ -	\$ -	\$ 116.59
R&M Building	\$ -	\$ -	\$ -	\$ 28.96
Contracted Services	\$ -	\$ -	\$ -	\$ 8,250.00
<b>Total City Harbor</b>	<b>\$ 1,958.74</b>	<b>\$ 1,900.57</b>	<b>\$ 1,788.36</b>	<b>\$ 26,212.16</b>
<b>Harbor of Refuge</b>				
Overhead Allocation	\$ 8,659.28	\$ 8,933.92	\$ 8,406.42	\$ 83,749.49
Electricity	\$ -	\$ 504.51	\$ 504.51	\$ 3,957.42
R&M Infrastructure	\$ 30.00	\$ 19,424.00	\$ -	\$ 20,461.63
Contracted Services	\$ 2,001.58	\$ -	\$ -	\$ 49,853.83
<b>Total Harbor of Refuge</b>	<b>\$ 10,690.86</b>	<b>\$ 28,862.43</b>	<b>\$ 8,910.93</b>	<b>\$ 158,022.37</b>
<b>Nautical Landings</b>				
Overhead Allocation	\$ 3,552.83	\$ 3,665.52	\$ 3,449.09	\$ 34,361.76
Cable & Internet	\$ 118.44	\$ -	\$ 118.44	\$ 965.52
R&M Building	\$ 2,262.75	\$ 425.00	\$ -	\$ 2,976.53
R&M Infrastructure	\$ -	\$ -	\$ -	\$ -
R&M Furniture & Equip	\$ -	\$ -	\$ 1,065.82	\$ 1,065.82
Cleaning & Janitorial	\$ 839.51	\$ 820.34	\$ 875.28	\$ 7,365.75
Lighting & Decoration	\$ -	\$ -	\$ -	\$ -
Contracted Services	\$ 1,631.76	\$ 507.26	\$ 366.76	\$ 19,659.09
Windstorm Insurance	\$ -	\$ -	\$ 5,835.65	\$ 5,835.65
Flood Insurance	\$ -	\$ 1,792.00	\$ -	\$ 1,792.00
Electricity	\$ -	\$ 1,506.95	\$ 1,340.86	\$ 13,499.98
Telephone	\$ 169.82	\$ 195.56	\$ 135.94	\$ 1,518.65
Water	\$ -	\$ 252.41	\$ 536.58	\$ 2,739.20
Landscaping	\$ -	\$ -	\$ -	\$ -
R&M Improvement OTB	\$ -	\$ -	\$ -	\$ -
<b>Total Nautical Landings</b>	<b>\$ 8,575.11</b>	<b>\$ 9,165.04</b>	<b>\$ 13,724.42</b>	<b>\$ 91,779.95</b>
<b>Smith Harbor</b>				
Overhead Allocation	\$ 424.58	\$ 438.05	\$ 412.18	\$ 4,106.41
Contracted Services	\$ -	\$ -	\$ -	\$ 4,669.16
<b>Total Smith Harbor</b>	<b>\$ 424.58</b>	<b>\$ 438.05</b>	<b>\$ 412.18</b>	<b>\$ 8,775.57</b>
<b>Total Expenses</b>	<b>\$ 21,649.29</b>	<b>\$ 40,366.09</b>	<b>\$ 24,835.89</b>	<b>\$ 284,790.05</b>

<b>Operating Cash Flow</b>	<b>\$ 40,590.44</b>	<b>\$ 14,336.59</b>	<b>\$ 38,743.09</b>	<b>\$ 262,866.50</b>
CE- Land & Improvements	\$ -	\$ -	\$ -	\$ 1,590.00
CE - Buildings	\$ 12,426.35	\$ -	\$ 10,445.49	\$ 48,205.19
CE - Infrastructure	\$ -	\$ -	\$ -	\$ -
Dredging	\$ -	\$ -	\$ -	\$ -
Transfer Out Fund 310	\$ -	\$ -	\$ -	\$ 24,919.48
Transfer Out Fund 322	\$ -	\$ -	\$ -	\$ 105,946.68
<b>Net Cash Flow</b>	<b>\$ 28,164.09</b>	<b>\$ 14,336.59</b>	<b>\$ 28,297.60</b>	<b>\$ 82,205.15</b>

\* This report does not conform to GAAP and is unaudited.

# Cash, Encumbrances, Budgeted CIP, & Bond Payments

Item #3.

Ending Cash Assets				As of 04/30/2023	As of 05/31/2023	As of 06/30/2023
Ending Cash				\$ 333,290.57	\$ 332,843.17	\$ 354,088.14
Inventments Logic				\$ 267,696.46	\$ 268,875.67	\$ 270,037.08
Fund 210 Port Projects				\$ (42,700.00)	\$ (42,700.00)	\$ (42,700.00) *1
Debt Service Funds (310 & 322)				\$ -	\$ -	\$ -
<b>Total Ending Cash Assets</b>				<b>\$ 558,287.03</b>	<b>\$ 559,018.84</b>	<b>\$ 581,425.22</b>
Current Encumbrances				Ordered	Received	Outstanding
PO#	Task Order	Contractor	Project Description			
23-00039	#22	Victoria Engineering	Harbor of Refuge Restoration	\$ 25,000.00	\$ 14,246.43	\$ 10,753.57
23-00046		LJA Engineering	Planning Services - Waterfront	\$ 50,000.00	\$ 48,283.07	\$ 1,716.93
23-00071		Barefoot, Mark E.	Structural & Electrical Imprv. @ NL	\$ 73,780.00	\$ 48,205.18	\$ 25,574.82
23-00097	#32	Victoria Engineering	Culvert Replacement	\$ 35,000.00	\$ -	\$ 35,000.00
23-00099		Terracon Consultants	Culvert Replacement	\$ 11,300.00	\$ -	\$ 11,300.00
23-00034		Victoria Engineering	Breakwater Engineering	\$ 40,000.00	\$ 10,000.00	\$ 30,000.00
					<b>Total</b>	<b>\$ 114,345.32</b>
<b>Budgeted Capital Improvement Projects</b>						
1 Texas Parks & Wildlife Match						\$ 167,000.00
					<b>Total</b>	<b>\$ 167,000.00</b>
<b>Remaining Bond Payments</b>						
1 FY 22/23 Remaining Bond Payments						\$ -
					<b>Total</b>	<b>\$ -</b>

\*1 This amount represents the negative fund balance in Fund 210 to be reimbursed by Fund 504. This amount includes Engineering for Breakwater for \$40,000, and CDBG- MIT application of \$30,400 that has been fully paid. We received reimbursement of \$120,000 for the EDA Grant on 04/25/2023 which reduced the negative fund balance in Fund 210.

\* This report does not conform to GAAP and is unaudited.



# COMMUNICATION

SUBJECT: RECEIVE STATUS REPORTS

---

## INFORMATION:

- a) Renovations to Nautical Landings Marina Breakwater - Presenter Jody Weaver
- b) CDBG-MIT Coastal Resilience Project / Restore Project - Presenter Jody Weaver
- c) Review the 2023-2024 Proposed Budget and 5-year Capital Plan Improvement Plan for the Port Commission Revenue Fund - Presenter Susan Lang

# Monthly Progress Report

Reporting Period: May & June 2023

## Project Information

Project Name	Port Lavaca Living Shoreline Breakwater
City Resolution	R-050922-5
CDBG-MIT Contract	20-087-001-D226
City PM	Jody Weaver
Mott MacDonald PM	Josh Carter
Mott MacDonald Project Number	507107066
Date	06/28/2023

## Project Milestones

Milestone Description	Date (Actual=A)	Notes
<b>Task 1: Project Kickoff</b>		
Project Kickoff Meeting	6/8/2022 (A)	
Memorandum of Project Understanding	6/21/2022 (A)	
<b>Task 2: Data Collection and Analysis</b>		
Collect available coastal processes data	7/29/2022 (A)	
Collect USACE historical survey data		Not yet started
Collect new bathymetric and topographic data	8/3/2022 (A)	New data collection complete
Collect new geotechnical data	7/28/2023	Field data start 6/26/23
Collect new cultural resources data	7/28/2023	Scoped; pending subcontract execution
Collect new habitat data	7/14/2023	Scoped; pending subcontract execution
Technical memorandum on data collection	4/7/2023	Draft Complete
<b>Task 3: Coastal Analysis, Alts Development, Alt Eval</b>		
Coastal Engineering Analysis	11/4/2022 (A)	Via presentation 11/4/2022
Alternatives Development	11/4/2022 (A)	Via presentation 11/4/2022
Meeting on Alternatives Development	11/4/2022 (A)	Completed in person on 11/4/2022
Alternatives Evaluation	2/20/2023 (A)	Delayed due to computational time
Meeting on Alternatives Evaluation	2/22/2023 (A)	Delayed waiting on computation
Tech Memo on CEA and Alts Analysis	8/4/2023	Draft complete; in review. Plan to combine with prelim design report; pending receipt of field data
<b>Task 4: Preliminary Design</b>		
Prelim design: 30% plans, cost, report	8/4/2023	Draft complete. Pending adjustments from field data
<b>Task 5: Regulatory Compliance</b>		
Prepare application and permit plans	8/4/23	Delivery date updated to reflect new habitat and CR survey schedule
<b>USACE Regulatory Permitting</b>		

This document is issued for the party which commissioned it and for specific purposes connected with the above-captioned project only. It should not be relied upon by any other party or used for any other purpose.

We accept no responsibility for the consequences of this document being relied upon by any other party, or being used for any other purpose, or containing any error or omission which is due to an error or omission in data supplied to us by other parties.

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Milestone Description	Date (Actual=A)	Notes
USACE pre-application meeting	8/10/2023	In development
Submit USACE Permit Application	9/7/2023	
Issuance of USACE Permit	4/18/2024	Assuming 9 months to issue permit
<b>TXGLO Coastal Lease</b>		
Submit coastal lease application to GLO	2/1/2024	Will time this to wait until we know USACE is preparing approved permit
<b>Task 6: Engineering Design</b>		
Submit 70% Design	10/12/2023	
Submit 95% Design	12/21/2023	
Develop for proposal package	5/16/2024	Set to 1 month after receipt of permit
<b>Task 7: Construction Proposal Solicitation Assistance</b>		
Out to bid	7/2024	
Issue Construction NTP	10/2024	

## Project Budget

Budget Summary	% Complete by Budget	notes
Task 1: Develop Project Understanding	100%	
Task 2: Data Collection and Analysis	90% Mott / 11% by sub	All field data has been initiated, pending invoicing
Task 3: Coastal Analysis, Alts Development, Alts Eval	100%	
Task 4: Preliminary Design	95%	Work pending receipt of field data
Task 5: Regulatory Compliance	5%	Initiation coordination on habitat and CR surveys
Task 6: Final Design	0%	
Task 7: Bidding Phase Services	0%	
Task 8: Engineering Services during Construction	0%	
Task 9: Project Management	21%	
<b>Overall</b>	<b>37%</b>	

## Activities Performed This Period

### Activity Summary

#### Task 1: Project Kickoff

- Task Completed

#### Task 2: Existing and New Data Collection

- Bathy and magnetometer survey completed 8/3/2022; deliverable received 8/9/2022. Survey deliverable submitted
- Geotech data collection initiated. Work in field began 6/26/23. Deliverable expected 7/28/23
- Habitat Survey was conducted 6/12-6/22/2023. Deliverable expected 7/14/23
- Cultural resources surveys have been given NTP; initial deliverable expected 7/28/23.

#### Task 3: Coastal Analysis, Alts Development, Alts Evaluation

- Coastal data processing and analysis is complete

### Activity Summary

- Coastal modeling of site is complete
  - Storm surge model is set up for existing conditions; runs complete.
  - Local wave model is set up for existing conditions; runs for existing conditions complete.
  - Modeling of flushing of harbor for existing and w/ project conditions complete.
- Alternatives development
  - Completed development of alternatives for evaluation.
  - Modeling of proposed alternatives are complete
    - Wave transmission through artificial reefs
    - Typical wave conditions
    - Storm wave conditions
    - Flushing of alternatives
  - Developed and evaluated breakwater modifications based on initial evaluation for improvements to water quality (flushing) and wave protection; work complete.
- Reporting
  - Conducted meeting on CEA and alternatives development with the City and KSBR on 11/4/2022
  - Completed drafting of CEA and Alternatives Development and Evaluation memo.
  - Conducted meeting on Alternatives Analysis with the City and KSBR on 2/22/2023

#### Task 4: Preliminary Design

- Progressed 30% plan sheet. Major components of design complete.
- Coordinated access routes from city 5/12/23.
- Further development and finalization pending receipt of field data.
- Completed developing preliminary geometric design of structures

#### Task 5: Regulatory Compliance

- Initiated permit application development

#### Task 6: Final Design

- Not yet started

#### Task 7: Bidding Phase Services

- Not yet started

#### Task 8: Construction Proposal Solicitation Assistance

- Not yet started

#### Task 9: Project Management

- Ongoing internal project management e.g. scheduling, invoicing, resourcing, etc.

### Anticipated Effort Next Period

- Continue and complete habitat, cultural resources, and geotechnical investigations.
- Finalize 30% design plans; preliminary design documentation after receipt of field data. Any unexpected data received may require modification to current design.
- Note in budget: After data collection and 30% design is complete, we will be nearing the end of our first draw of funding. I would like to initiate discussions with City and KSBR on how to start monthly invoicing against second milestone draw (Final Design).

### Outstanding Items

- USACE has not responded to coordination requests. Mott will continue outreach. Note this is not slowing project progress

Please do not hesitate to contact me if you have any questions or comments.

Sincerely,

A handwritten signature in black ink, appearing to read 'Josh Carter', with a stylized flourish at the end.

Josh Carter, PE, D. CE

Project Manager; Office: 504-383-9785; Email: [Joshua.carter@mottmac.com](mailto:Joshua.carter@mottmac.com)



City of Port Lavaca  
Annual Budget  
FY 2023-2024

Port & Harbors Fund

Fund: 504

Revenue and Expenditure Summary

Description		Actual 2021-2022	Budget 2022-2023	Estimate 2022-2023	Budget 2023-2024	Percent +/(−)
436.01	City Harbor-Dock Lease	\$83,361	\$115,000	\$70,046	\$115,000	0.00%
436.09	Har Refuge - Daily Dock Rental	\$5,800	\$5,000	\$49,000	\$7,200	
436.10	Har Refuge-Dock Rental	\$17,184	\$18,043	\$4,296	\$4,000	
436.11	Har Refuge-Dock Leases	\$281,871	\$280,000	\$286,231	\$250,932	-10.38%
436.12	Tariffs	\$98,151	\$110,000	\$121,266	\$110,000	0.00%
436.20	N L Dock Rent-Transient	\$3,640	\$500	\$80	\$500	0.00%
436.21	N L - Dock Lease	\$80,340	\$80,000	\$87,439	\$85,000	6.25%
436.22	N L - Bldg Lease	\$73,829	\$73,600	\$79,894	\$80,077	8.80%
436.23	N L - Bldg Rental	\$75	\$4,500	\$400	\$0	0.00%
436.24	Smith Harbor Rent	\$19,200	\$19,200	\$19,915	\$19,980	0.00%
422.01	Late Payment Penalties	\$1,761	\$12,000	\$4,589	\$500	
451.01	Interest Income	\$4,386	\$6,066	\$32,026	\$35,000	476.99%
455.01	Other Financing Source	\$0	\$0	\$0	\$0	0.00%
459.10	2018 C.O. Proceeds	\$0	\$0	\$0	\$0	
459.11	Auction Proceeds	\$1,850	\$0	\$0	\$0	0.00%
459.12	TML Reimbursements	\$0	\$0	\$2,096	\$0	0.00%
459.71	Washer-Dryer Income	\$357	\$600	\$450	\$600	0.00%
459.90	Miscellaneous	\$0	\$0	\$0	\$0	
459.92	Equity Balance Forward	\$0	\$0	\$0	\$0	#DIV/0!
481.00	Capital Contributions	\$0	\$0	\$0	\$0	
481.01	General Land Office Revenue	\$0	\$0	\$0	\$0	0.00%
482.01	Capital Contributions	\$0	\$0	\$0	\$0	0.00%
482.02	Grant Revenue	\$0	\$1,000,000	\$0	\$1,200,000	
493.00.1	Xfer In - Fund 001		\$0	\$0	\$0	0.00%
493.88	Transfer In - FARF	\$0	\$13,992	\$8,892	\$12,215	
Total Revenues		\$671,805	\$1,738,501	\$766,620	\$1,921,004	10.50%
Port Expenditures		\$539,499	\$2,065,543	\$805,161	\$2,193,393	6.19%
Total Expenditures		\$539,499	\$2,065,543	\$805,161	\$2,193,393	6.19%
Less Capital Expenditures		(\$41,510)	(\$1,262,000)	(\$75,370)	(\$1,167,000)	
Operating Expenditures		\$497,989	\$803,543	\$729,791	\$1,026,393	
Excess Revenue/(Expense)		\$173,816	\$934,958	\$36,829	\$894,611	
Prior Year Balance **		<u>\$527,771</u>	<u>\$1,490,135</u>	<u>\$701,587</u>	<u>\$663,046</u>	
Anticipated Balance		<u>\$701,587</u>	<u>\$1,163,093</u>	<u>\$663,046</u>	<u>\$390,657</u>	
Less Fund Balance Reserve		(165,996)	(267,848)	(243,264)	(342,131)	
Remaining for Capital Projects		535,591	895,245	419,782	48,526	
Fund Bal as % of Exp		140.88%	144.75%	90.85%	38.06%	
Fund Bal in Days		514	528	332	139	

\*\* - Working Capital Basis

City of Port Lavaca  
Annual Budget  
FY 2023-2024

Port & Harbors Fund  
Expenditure Detail

Fund: 504

	Description	Actual 2021-2022	Budget 2022-2023	Estimate 2022-2023	Budget 2023-2024	Percent +/( -)
50070536.504	Cable & Internet	\$1,438	\$1,500	\$1,422	\$1,422	-5.20%
	0070 Technology Services	\$1,438	\$1,500	\$1,422	\$1,422	
50800533.20	Contracted Serv-City	\$20,680	\$15,000	\$8,250	\$5,000	100.00%
50800542.21	R & M- Infrs-City Harbor	\$0	\$1,000	\$500	\$1,000	100.00%
50800543.22	R & M-Bldg. - City Harbor	\$0	\$1,000	\$500	\$1,000	100.00%
	0800 City Harbor	\$20,680	\$17,000	\$9,250	\$7,000	
50820533.20	Contracted Serv-HOR	\$73,047	\$25,000	\$60,608	\$230,000	100.00%
50820542.21	R & M- Infrastructure	\$0	\$100,000	\$100,000	\$100,000	100.00%
	0820 Harbor of Refuge	\$73,047	\$125,000	\$160,608	\$330,000	
50840533.20	Contracted Serv-Smith	\$46,614	\$50,000	\$10,000	\$10,000	-80.00%
50840542.21	R & M-Infrs-Smith	\$0	\$1,000	\$500	\$1,000	100.00%
	0840 Smith Harbor	\$46,614	\$51,000	\$10,500	\$11,000	
50860533.20	Contracted Serv- NL Marina	\$3,804	\$10,000	\$5,500	\$25,000	100.00%
50860542.03	R & M- Building- NL Ma	\$526	\$2,000	\$1,000	\$2,000	100.00%
50860542.21	R & M- Infrs- NL Mar	\$0	\$3,000	\$1,500	\$3,000	100.00%
	0860 Nautical Landing Marina	\$4,330	\$15,000	\$8,000	\$30,000	
51000511.01	Salaries & Wages	\$73,836	\$75,966	\$75,990	79,875	5.15%
51000512.05	Employer-Social Security	\$5,418	\$4,514	\$5,559	\$4,514	0.00%
51000512.10	Employer-T.M.R.S.	\$4,693	\$4,460	\$4,320	\$4,460	0.00%
51000512.20	Group H/D Ins Premiums	\$10,222	\$10,946	\$10,482	\$10,946	0.00%
51000512.30	Worker's Compensation	\$1,372	\$1,800	\$1,684	\$1,800	0.00%
51000512.31	Unemployment Insurance	\$0	\$0	\$0	\$0	
51000512.40	Safety Pay	\$0	\$500	\$500	\$500	0.00%
51000521.01	Office	\$800	\$1,200	\$1,000	\$1,000	-16.67%
51000523.03	Cleaning & Janitorial	\$11,227	\$10,500	\$10,500	\$11,000	4.76%
51000524.19	COVID-19 Expenditures	\$0	\$0	\$0	\$0	
51000525.01	Fuel	\$0	\$5,000	\$388	\$1,000	-80.00%
51000526.01	General Safety & Tools	\$345	\$300	\$300	\$300	0.00%
51000528.03	Non-Capitalized Assets	\$0	\$0	\$394	\$0	
51000529.11	Lighting & Decoration	\$526	\$2,000	\$0	\$16,000	700.00%
51000531.01	Travel & Training	\$0	\$500	\$569	\$500	0.00%
51000531.04	Dues, Subscr., & Publication	\$5,285	\$5,700	\$5,300	\$5,500	-3.51%
51000532.01	Audit Fees	\$3,920	\$3,500	\$6,000	\$6,000	71.43%
51000532.06	Health & Fitness	\$0	\$0	\$0	\$0	
51000532.07	Legal- Regular	\$32,808	\$15,000	\$3,000	\$5,000	-66.67%
51000533.14	Contracted Services	\$22,542	\$24,000	\$20,000	\$24,000	0.00%
51000535.01	General Liability Insurance	\$2,851	\$2,819	\$2,850	\$2,819	0.00%
51000535.10	Windstorm Insurance	\$12,753	\$21,681	\$18,688	\$20,000	-7.75%
51000535.11	Flood Insurance	\$1,564	\$1,700	\$1,792	\$1,800	5.88%
51000536.01	Electricity	\$26,198	\$26,955	\$26,875	\$28,000	3.88%
51000536.02	Telephone	\$1,746	\$2,000	\$2,087	\$2,100	5.00%
51000536.03	Water	\$3,483	\$3,300	\$4,763	\$6,200	87.88%

City of Port Lavaca  
Annual Budget  
FY 2023-2024

	Description	Actual 2021-2022	Budget 2022-2023	Estimate 2022-2023	Budget 2023-2024	Percent +/-
51000541.02	Landscaping	\$1,190	\$15,000	\$0	\$5,000	-66.67%
51000542.03	R & M- Building	3006	0	139	\$0	
51000542.25	R & M- Build (Nautical	\$562	\$11,000	\$5,000	\$80,000	627.27%
51000543.04	R & M Improvement OTB	\$0	\$2,500	\$0	\$2,500	0.00%
51000543.22	R & M- Build (City Harbor	244	0	29	\$0	#DIV/O!
51000544.50	R & M- Furniture & Equip	\$5,442	\$6,000	\$2,000	\$4,000	-33.33%
51000544.55	R & M- Vehicles & Trailers	\$492	\$500	\$400	\$500	0.00%
51000544.65	R & M- Machinery & Equip	\$0	\$200	\$0	\$200	0.00%
51000544.75	Dredging	\$990	\$0	\$0	\$0	#DIV/O!
51000551.11	Vehicle Lease	\$0	\$13,992	\$8,892	\$12,215	-12.70%
51000552.02	Principle & Interest Expense	(\$175,000)	\$0	\$0	\$0	
51000552.03	Bond Issuance Cost- AM	(\$6,727)	\$0	\$0	\$0	
51000552.15	Debt Service- Principle	\$0	\$0	\$0	\$0	
51000552.25	Debt Service- Interest	\$0	\$0	\$0	\$0	
51000553.01	Xfer Out- FD 001 - Admin	\$42,371	\$65,121	\$65,121	\$51,181	-21.41%
51000553.02	Xfer Out- FD 310-'08	\$123,395	\$124,813	\$124,813	\$125,785	0.78%
51000553.05	Xfer Out- FD 322 - 201	\$134,326	\$130,576	\$130,576	\$132,276	1.30%
51000553.60	Xfer Out- FD 165 Hazar	\$0	\$0	\$0	\$0	
51000553.65	Xfer Out- FD 210 EDA Grant	\$0		\$0		
51000553.80	Xfer Out- FD 220	\$0	\$0	\$0	\$0	
51000554.81	Depreciation Expense	\$0	\$0	\$0	\$0	#DIV/O!
51000561.02	CE - Land & Improvement	\$0	\$0	\$1,590	\$0	
51000562.03	CE- Building & Improvement	\$41,510	\$95,000	\$73,780	\$0	-100.00%
51000563.05	CE- Infrastructure	\$0	\$1,167,000	\$0	1,167,000	100.00%
	1000 Operations	\$393,390	\$1,856,043	\$615,381	\$1,813,971	
	Total Expenditures	\$539,499	\$2,065,543	\$805,161	\$2,193,393	6.19%
	Expenditures By Category					
	Salaries & Benefits	\$95,541	\$98,186	\$98,535	\$102,095	
	Materials & Supplies	\$12,898	\$19,000	\$12,582	\$29,300	
	Services	\$258,733	\$208,655	\$177,704	\$373,341	
	Maintenance	\$12,452	\$143,200	\$111,568	\$200,200	
	Sundry	\$118,365	\$334,502	\$329,402	\$321,457	
	Capital Expenditures	\$41,510	\$1,262,000	\$75,370	\$1,167,000	

Capital Expenditures:

CE - Infrastructure		
Boating Access/Breakwater	667,000	Carry over
Restore Grant	500,000	
Total CE - Infrastructure	1,167,000	



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CAPITAL IMPROVEMENT PLAN

PORT & HARBORS

PROJECT NUMBER		All	2022/23	2023/24	2024/25	2025/26	2026/27	FY2028 and beyond
PORT-2023	076	Coastal Resiliency - Living Shoreline - CDBG-MIT	\$ 13,645,005					
PORT-2023	077	Additional Shoreline Protection/Remediation Projects Series 2022 Bonds	\$ 1,147,711					
		Nautical Landings	2022/23	2023/24	2024/25	2025/26	2026/27	FY2028 and beyond
PORT-	078	Facelift to Building and replace doors		\$ 80,000				
PORT-2023	079	Electrical Service Replacement/Exterior Wall/Roof Repair	\$ 95,000					
PORT-	080	Parking Lot Improvements			\$ 110,000			
PORT-2023	081	Boating Access Grant/Breakwater (\$500,000 - Grants)	\$ 667,000					
PORT-2023	082	Restore Grant	\$ 500,000					
PORT-	083	Dredge NL Marina				\$ 200,000		
		Smith Harbor	2022/23	2023/24	2024/25	2025/26	2026/27	FY2028 and beyond
PORT-	084	improvements Smith Harbor - Phase I Downtown Waterfront Master Plan				\$ 375,000		
		City Harbor	2022/23	2023/24	2024/25	2025/26	2026/27	FY2028 and beyond
PORT-	085	Sandblast & recoat bulkhead at Low Docks			\$ 240,166			
PORT-	086	Repairs to Evelyn's Seafood Dock			\$ 220,000			
		Harbor of Refuge	2022/23	2023/24	2024/25	2025/26	2026/27	FY2028 and beyond
PORT-	091	Repair/Replacement of Corrugated Metal Pipe Culverts in Corporation Ditch under City's Railroad Spur		\$ 300,000				
PORT-	087	Extend Bulkhead East of Helena at HOR				\$ 1,440,000		
PORT-	088	South Shoreline Protection and Marsh Restoration (CEPRA)						\$ 7,500,000
PORT-	089	Old Landfill Shoreline Erosion Response and Protection - Phase II (CEPRA)				\$ 4,900,000		
PORT-	094	Phase I Voluntary Restoration (CDBG-MIT)			\$ 500,000			
PORT-	090	Peninsula Shoreline Protection, Flood Mitigation, and Marsh Creation (CEPRA)				\$ 6,700,000		
TOTAL			\$ 16,054,716	\$ 380,000	\$ 1,070,166	\$ 13,615,000		\$ 7,500,000
Grants			\$ 14,645,005	\$ -	\$ 4,900,000	\$ 8,140,000		\$ 7,500,000
Bonds			\$ 1,147,711					
TARGET TOTAL FOR CIP projects using reserves			\$ 262,000	\$ 110,000	\$ 621,000	\$ 375,000		\$ -
Remaining /(Deficit)			\$ -	\$ (270,000)	\$ 4,450,834	\$ (5,100,000)		\$ -

TOTAL PROJECT COST	RESERVES	GENERAL FUND RESERVES	GRANTS	FUTURE BONDS
\$ 13,645,005	\$ -		\$ 13,645,005	
\$ 1,147,711				\$ 1,147,711
TOTAL PROJECT COST	RESERVES		GRANTS	FUTURE BONDS
\$ 80,000	\$ 80,000			
\$ 95,000	\$ 95,000			
\$ 110,000			\$ 110,000	
\$ 667,000	\$ 167,000		\$ 500,000	
\$ 500,000			\$ 500,000	
\$ 200,000	\$ 200,000			
TOTAL PROJECT COST	RESERVES		GRANTS	FUTURE BONDS
\$ 375,000	\$ 375,000			
TOTAL PROJECT COST	RESERVES		GRANTS	FUTURE BONDS
\$ 240,166	\$ 240,166			
\$ 220,000	\$ 220,000			
TOTAL PROJECT COST	RESERVES		GRANTS	FUTURE BONDS
\$ 300,000		\$ 300,000	\$ 300,000	
\$ 1,440,000			\$ 1,440,000	
\$ 7,500,000			\$ 7,500,000	
\$ 4,900,000			\$ 4,900,000	
\$ 500,000			\$ 500,000	
\$ 6,700,000			\$ 6,700,000	
\$ 38,619,882	\$ 1,377,166	\$ 300,000	\$ 36,095,005	\$ 1,147,711

# COMMUNICATION

SUBJECT: RECEIVE STATUS REPORTS ON SPECIAL PROJECTS

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## INFORMATION:

- a) Status report regarding Voluntary Restoration Project II at the Harbor of Refuge - Presenter Jody Weaver
- b) CRG Limited Phase II Environmental Site Assessment of the Harbor of Refuge Tracts 16, 17 and 17Ar - Presenter Jody Weaver

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**CITY OF PORT LAVACA**

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**PORT COMMISSION MEETING: JULY 25, 2023**

**DATE:** 7.25.2023  
**TO:** PORT COMMISSION BOARD MEMBERS CC: JIM RUDELLAT, HARBOR MASTER  
**FROM:** JODY WEAVER, INTERIM CITY MANAGER  
**SUBJECT:** VOLUNTARY RESTORATION II

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As reported last month, we have TCEQ approval of the Voluntary Restoration project to restore the area of disturbed cover along the shoreline of the northeast corner of the old HOR Landfill. Again, we are proposing to utilize a portion of the \$9.1M of CDBG-MIT Round 2 funding that the City of Port Lavaca has been allocated.

Although we have been allocated these funds, we must still make application for them to verify the project is eligible for use of this funding. Applications are due on October 20.

As you recall Mott McDonald was selected as the engineer for the CDBG-MIT Coastal Resiliency and Round 1 funding and is eligible to be the engineer for the round 2 funding as well. To optimize our options, we are advertising a Request for Qualifications from other engineers so we can select additional consulting engineers if we so choose.

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**CITY OF PORT LAVACA**

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**PORT COMMISSION MEETING:** JULY 25, 2023      **AGENDA ITEM #** 5(b)

**DATE:** 07/21/2023

**TO:** PORT COMMISSION

**CC:** JIM RUDELLAT, HARBOR MASTER

**FROM:** JODY WEAVER, INTERIM CITY MANAGER

**SUBJECT:** CRG Environmental Limited Phase II Update (Tracts 17, 17A and 16)

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Our consultant John Hogue from CRG Environmental reached out to TCEQ recently to learn that the TCEQ project manager that had been assigned to this project is no longer employed with TCEQ. John was given the name of the new project manager and he sent the following message:

Kirk, hope all is well.

We submitted the APAR in February. Groundwater is minimally impacted (slight PCL exceedance) and was confined to one (1) monitoring well. There is no active groundwater use onsite or within ½ mile of the Site. The City of Port Lavaca will not permit groundwater use onsite, and is willing to place a deed restriction on the property to eliminate the exposure pathway. The City is hoping to develop the Harbor area further and understand they may have to work with MSW. Continued monitoring appears unnecessary.

Hope you can see a quicker path to wrapping this one up. We look forward to hearing from you.

Thanks,

JHogue

**John I. Hogue, PG, CHMM, LPST-PM**  
**Senior Project Manager**  
**CRG Texas Environmental Services, Inc.**  
[John@crgtexas.com](mailto:John@crgtexas.com)  
2504 Avenue I, Rosenberg Texas 77471

# COMMUNICATION

**SUBJECT:** RECEIVE HARBOR MASTER'S OPERATIONS,  
PROMOTION/DEVELOPMENT ACTIVITY REPORT

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## **INFORMATION:**

- a) City Harbor
- b) Nautical Landings Building
- c) Nautical Landings Marina
- d) Smith Harbor
- e) Harbor of Refuge

**A) City Harbor**

- 1) Track 9 & 9A. Duphil Pipeline inquired about short term lease.
- 2) Track 7, 8 & 11 The Federation of Southern Cooperatives – Ratified 7/10
- 3) AIMS Companies are scheduling a time to CCTV the outfall – 2 weeks out from 7/13

**B) Nautical Landings Building**

- 1) 12 June 2023 Barefoot Construction commenced work on the new electric service they are scheduled with AEP to switch service end next week 21 July 2023.
- 2) Port Lavaca Plumbing will need letter to exercise lease option by end July.
- 3) Bay Limited will need a letter to exercise lease option by end July.
- 4) Something More Media received letter 13 July 2023.

**C) Nautical Landings Marina**

- 1) Matt Estes boat sank Tuesday 9 May 2023 have contracted to have it refloated.
- 2) Abandon boat,
- 3) Horizon Environmental has been onsite 13 times since last PC meeting.

**D) Smith Harbor**

- 1) Dredge spoils, Barefoot Construction to commence work end of the week of 17 July 2023.

**E) Harbor of Refuge**

- 1) LCI has been hauling fill material & stockpiling.
- 2) Encore Dredging cleaning moving equipment to track 11.
- 3) Urban Engineering is working on task order #32 for RR drain culvert replacement.
- 4) Aerial spraying

**F) To Do List - Raymond Butler**

## COMMUNICATION

**SUBJECT:** DISCUSS PROPERTY VALUES AND AMENDMENTS TO CHAPTER 54  
WATERWAYS APPENDIX A - FEES, RATES AND CHARGES FOR FY 2023-2024.  
**PRESENTER - JIM RUDELLAT**

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### **INFORMATION:**

## CITY OF PORT LAVACA

# 7

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**PORT COMMISSION MEETING:** July 18, 2023

**DATE:** 7.14.2023  
**TO:** PORT COMMISSION  
**CC:** JODY WEAVER, INTERIM CITY MANAGER  
**FROM:** JIM RUDELLAT, HARBOR MASTER  
**SUBJECT:** **CHANGES TO APPENDIX A FEES, RATES & CHARGES**

---

I've gathered the below cited **commercial/shrimp boat rent amounts** in our region:

Seadrift: \$2.50/LF/month

Matagorda: \$3.00/LF/month (they lease to commercial boats, but not shrimp boats)

Palacios: \$4.00/LF/month

Rockport: \$185.00/month for the 1<sup>st</sup> 25 LF and \$5.00/LF/month beyond 25 ft.

Note: These rates include access to the boat slips from land.

Staff is suggesting the following:

- Establish the monthly commercial fishing vessel rental rate for a single boat slip to be \$175.00 for the 1<sup>st</sup> 25 ft and \$5.00 for each foot thereafter, which provides a monthly rent of \$300 for a 50 ft slip.

I've gathered the following information regarding **daily rates for barge docking**:

Port of Corpus Christi: up to 200 LF = \$240/day ; over 200 LF = \$296.00/day

Calhoun Co. Port Authority: 75 LF – 250 LF = \$83.16/day ; 250-350 LF = \$97.02/day; Over 350 LF = \$173.25/day

Currently we charge \$200/day but there is no stipulation regarding lengths. Staff is suggesting that we amend this to be as follows:

Up to 300 LF = \$200/day; over 300 LF = \$250/day



# COMMUNICATION

SUBJECT: DISCUSS NEW LEASE AGREEMENT FOR POOR BOYS BAIT STAND AT  
SMITH HARBOR - PRESENTER JODY WEAVER

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## INFORMATION:

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**CITY OF PORT LAVACA**

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**DATE:** 7.14.2023  
**TO:** PORT COMMISSION CC: J. RUDELLAT  
**FROM:** JODY WEAVER, INTERIM CITY MANAGER  
**SUBJECT:** POOR BOYS BAIT LEASE

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The current lease for Poor Boys Bait expires on August 31, 2023.

Ausencio requests a longer lease, even 5 years if possible, but I think he will be OK with another 2 year lease while we are still looking at grant opportunities to make the Waterfront Master plan a reality and work with him on how Poor Boy Bait can be a part of this.

The current lease is \$1365/month which includes two shrimp boat slips as part of Poor Boys.

In consideration of a reduced cost of rent, the current lease requires Poor Boy Bait Stand to place a minimum half page ad in the Fall and Summer Visitors Guide of each year during the term of the lease. This value is approximately \$1,070 per year. Advertising dollars are a win-win for both the City and Poor Boy Bait. The City may not directly see this increase in cash payments of rent, but will see benefit in increased tourism and dollars spent in the City, not only at Poor Boy, but at gas stations, restaurants, hotels, etc. Tourists drawn to his bait shop will also see and be able to visit our Bayfront Park.

Ausencio did place a ½ page ad in the Fall/Winter 2021, but because he was not timely with his payment, he was not included in the Spring/Summer 2022, but then placed a full-page ad in the Fall/Winter 2023, but again because he didn't pay on time, was not included in the Spring/Summer issue. So, he is ½ page behind.

I would like to propose the following for consideration:

- 2-year lease (year 2 increases per the MCI)
- \$1,375.00/month beginning September 1, 2023.
- He places a ½ page color ad in the Fall/Winter 2024 Visitors Guide
- He places a full-page color ad in the Spring/Summer 2024 Visitor's Guide
- He places a ½ page color ad in the Fall/Winter 2025 and Spring/Summer 2025 Visitor's Guides
- If he fails to place any of these ads or not make payment on time, then the monthly rent will be increased by \$95.00/month effective immediately upon notification that an ad deadline or payment deadline was missed and will remain in place through the expiration of the lease.

Jim Rudellat reports that Keith Barrett at Aransas County Navigation District who has many small bait stands with one or more boat stalls that they rent out. The Rent runs \$1100 - \$2,500 per month depending on location, size, condition, number of stalls etc. The ACND owns the permanent structures and often times puts them out for bids when a lease is up. In our case, the structure is a portable building and is owned by Poor Boys Bait.

I hope we can all agree that having a bait stand and working shrimp boats located right in our harbor offering a quaint fisherman's atmosphere is of value to our tourism. But it's not much value if the out-of-town people don't know it's there. I appreciate the Port Commissioners thinking outside of the box and giving some consideration and value to out-of-town advertising when setting rental rates. However, it is noted that if the tenant does not comply fully with this requirement, then an increase in rent is warranted.